



**Braintree District Council Pre-Submission Site Allocation and
Development Management Plan**

Sustainability Appraisal and Strategic Environmental Assessment

Environmental Report

February 2014

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Glossary of Acronyms

ANGSt	Accessible Natural Greenspace Standard
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BARR	Buildings At Risk Register
CAMS	Catchment Abstraction Management Strategies
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DETR	Department of the Environment, Transport and the Regions
DPD	Development Plan Document
DSCF	Department for Schools, Children and Families
EA	Environment Agency
EC	European Community
ECC	Essex County Council
EEC	European Economic Community
EU	European Union
IMD	Index of Multiple Deprivations
JSA	Jobseekers Allowance
KSI	Killed or Seriously Injured
LCA	Landscape Character Assessment
LDD	Local Development Document
LDF	Local Development Framework
LoWS	Local Wildlife Sites
NAQS	National Air Quality Standards
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
PAS	Planning Advisory Service
PDL	Previously Developed Land
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PSA	Public Service Agreement
SA	Sustainability Appraisal
SA/SEA	Sustainability Appraisal incorporating the Strategic Environmental Assessment
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

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SPD Supplementary Planning Document

SSSI Site of Special Scientific Interest

1 Introduction and Methodology

1.1 Background

Braintree District Council commissioned Place Services (formerly part of Essex County Council's Spatial Planning Group) to undertake a Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA), on the proposed Pre Submission Site Allocation and Development Management Plan.

Place Services are acting as consultants for this work; therefore the content of the SA/SEA should not be interpreted or otherwise represented as the formal view of Essex County Council.

This Report sets out the SA/SEA undertaken for the preparation to date on the Pre-Submission Site Allocation and Development Management Plan.

1.2 The Pre-Submission Site Allocation and Development Management Plan

The Pre Submission Site Allocation and Development Management Plan (SADMP) is a combined Development Plan Document (DPD), which will form part of the Braintree District Council's Local Development Framework (LDF). The LDF is a suite of documents which will guide future planning decisions in the District and will replace the Local Plan Review 2005.

In September 2011, the Core Strategy DPD was adopted by Braintree District Council. The Core Strategy is the principal document within the LDF, which sets out the overall spatial vision and objectives, spatial strategy, strategic policies and how the strategy will be implemented and monitored.

The Council is currently preparing the Site Allocations and Development Management Plan, which will support and deliver the Core Strategy.

The role of the Pre Submission Site Allocation and Development Management Plan is:-

- To allocate non-strategic sites to meet the requirements set out in the Core Strategy for development needs of Braintree District.
- To provide non- strategic policies to manage change, which will be used to assess and determine planning applications, in conjunction with the Core Strategy strategic policies.

The content of the Plan has been and will be guided by:

- The NPPF;
- Delivering the spatial strategy and strategic policies of the adopted Core Strategy;
- The evidence used to produce the allocations and policies in this document
- The assessment of the suitability of development sites submitted during the call for sites between July 2007 to August 2010 and sites subsequently submitted during public consultation in 2013;
- Consultation with Parish and Town Councils, local residents and Ward Members on Local Issues affecting their Parishes and Neighbourhoods;
- Co-operation with adjoining authorities and statutory consultees;
- Sustainability Appraisal;
- Consideration of infrastructure requirements;
- Viability Assessment of the Plan proposals; and
- Equality Impact Assessment

1.3 Sustainability Appraisal and Strategic Environmental Assessment

The requirement for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) emanates from a high level national and international commitment to sustainable development. The most commonly used definition of sustainable development is that drawn up by the World Trade Commission on Environment and Development in 1987 which states that sustainable development is:

‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’

The European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the ‘SEA Directive’) was adopted in June 2001 with a view to increase the level of protection for the environment, integrate environmental considerations into the preparation and adoption of plans and programmes and to promote sustainable development.

It requires a Strategic Environmental Assessment to be carried out for all plans and programmes which are:

‘subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions’.

The few exceptions are detailed in Article 3 (8, 9) of the SEA Directive. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme 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’

as specified in Annex 1(f) of the Directive. The Directive was transposed into English legislation by the Environmental Assessment of Plans and Programmes Regulations 2004, which came into force on 21 July 2004.

Sustainability Appraisals examine the effects of proposed plans and programmes in a wider context, taking into account economic, social and environmental considerations in order to promote sustainable development. They are mandatory for all Development Plan Documents in accordance with the Planning and Compulsory Purchase Act 2004 as amended.

Whilst the requirements to produce a Sustainability Appraisal and Strategic Environmental Assessment are distinct, Government guidance considers that it is possible to satisfy the two requirements through a single approach providing that the requirements of the SEA Directive are met.

1.4 Progress to Date

Work on the Pre Submission Site Allocation and Development Management Plan regarding SA/SEA has been underway since the start of the process, and the SA/SEA process has been an integral part of the production.

Previous documents produced as part of the SA/SEA process include:

- Original Scoping Report, 2012
- Draft Site Allocations and Development Management Plan SA/SEA Environmental Report, January 2013

These documents have been made publically available and have been published on the Braintree District Council website.

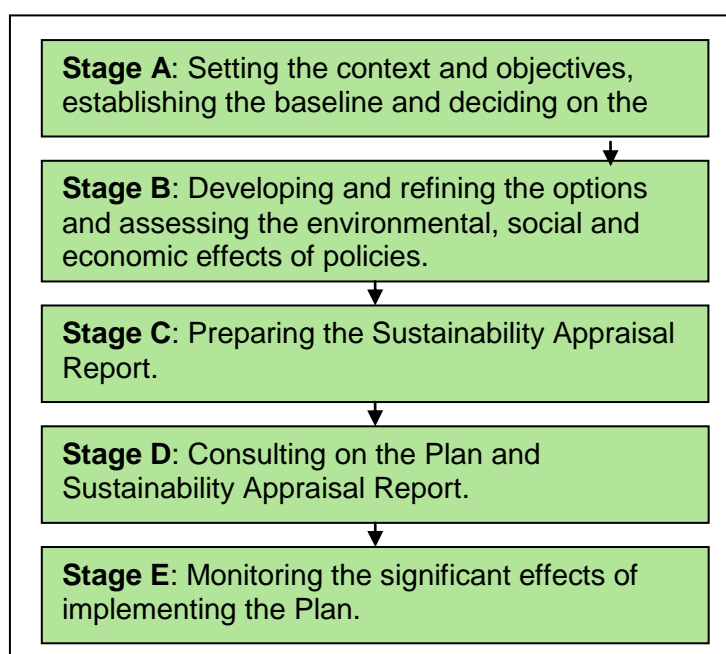
1.5 Methodology

The methodology adopted for the SA/SEA of the Pre-Submission Site Allocation and Development Management Plan seeks to meet the requirements for both SA and SEA. It has been prepared in accordance with the following documents,

- The European Directive 2001/42/EC (EC, 2001)
- A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005)
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM, 2005)
- Local Development Frameworks – Guidance on Sustainability Appraisal (PAS, 2007)
- The Plan Making Manual (PAS online guidance available at: www.pas.gov.uk)

The appraisal of the document has been conducted in accordance with the guidance as part of a five stage process as outlined in Figure 1 below.

Figure 1: Stages of the Sustainability Appraisal and Outputs



1.6 The Aim and Structure of this Report

This report sets out the SA/SEA that has been undertaken for the Pre-Submission Site Allocation and Development Management Plan. This document summarises the entire SA/SEA process to date, and is intended to be a stand alone document.

Table 1 signposts the relevant sections of this report that represent the required content of an Environmental Report as outlined within the SEA Directive.

Table 1: The Environmental Report Requirements

SEA Regulations – required content of Environmental Report	Covered in this Report
An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Sections 1.2, 2.2 and Annex A
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 2.3 and Annex B
The environmental characteristics of areas likely to be significantly affected.	Section 2.3 and Annex B
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 Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	Section 2.3 and Annex B
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 A
The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, 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 issues.	Sections 3-5
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.	Sections 3-5
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.	Sections 3-5 and Annex C and 'D' Annexes
A description of the measures envisaged concerning monitoring.	Section 6.1 and Annex C
A non-technical summary of the information provided under the above headings.	Separate Non-Technical Summary

2 Sustainability Context, Baseline and Objectives

2.1 Introduction

The following section outlines an updated version of the key findings of the Scoping Stage and published Scoping Report which includes an outline of the plans and programmes, the baseline information profile for the plan area, together with the Sustainability Objectives formulated as a result of the Scoping Stage.

2.2 Plans & Programmes

Annex A details the full list of plans and programmes which were included within the 2012 Scoping Report. The original list has been updated in the light of changes in legislation and updates to publications, the key change relates to the implementation of the National Planning Policy Framework and subsequent replacement of PPGs and PPSs.

Table 2 outlines the key list of plans and programmes.

Table 2: Plans and Programmes

National
National Planning Policy Framework (March 2012)
Technical Guidance to the National Planning Policy Framework, March 2012
Building a Greener Future: Policy Statement (July 2007)
The Plan for Growth, HM Treasury/BIS (March 2011)
Written Ministerial Statement on 'Planning for Growth', Rt Hon Greg Clark (23rd March 2011)
Community Infrastructure Levy An Overview, DCLG (9th May 2011)
Underground, Under Threat - Groundwater protection: policy and practice (GP3)
Model Procedures for the Management of Land Contamination – Contaminated Land Report 11 (September 2004)
Localism Act 2011
Natural Environment and Rural Communities Act 2006
Countryside and Rights of Way Act 2000
Code for Sustainable Homes (December 2006)
The Conservation of Habitats and Species Regulations, 2010
Sub-National
Local Transport Plan 2011
2011 Essex Biodiversity Action Plan
Commissioning School Places in Essex 2011/16

Water for life and livelihoods River Basin Management Plan Anglian River Basin District (December 2009)
Essex Design Guide (2005)
ECC Joint Municipal Waste Management Strategy 2007-2032 (June 2008)
ECC Development Management Policies Adopted by BDC (February 2011)
ECC Parking Standards: Design and Good Practice Adopted by BDC (September 2009)
Essex Wildlife Trust Living Landscapes plans
Local
BDC Local Development Scheme January 2013 – December 2015
BDC Statement of Community Involvement Supplement (January 2013)
BDC Core Strategy DPD (September 2011)
BDC Local Plan Review (July 2005)
BDC Affordable Housing SPD (May 2006)
BDC External Artificial Lighting SPD (September 2009)
The Braintree Green Spaces Strategy (September 2008)
BDC Open Space SPD (November 2009)
Village Design Statements – Great Bardfield (July 2005), Rivenhall (July 2005), Earls Colne (October 2007), Rayne (November 2007), Castle Hedingham (May 2009), Middleton (August 2009), White Colne (September 2010), Sible Hedingham (October 2010), Gestingthorpe (August 2011), Bulmer (August 2011)
BDC 'One District - One Vision' - A Strategy for People and Places in the Braintree District to 2026 (June 2009)
Local Reports and Assessments
BDC Urban Capacity Study (October 2007)
BDC SHLAA Final Version (November 2010)
BDC SHMA Update Summer 2010
BDC Affordable Housing Provision and Developer Contribution in the District of Braintree (November 2009)
Accommodation for Gypsy and Traveller and Travelling Showpeople in the East of England. A Revision to the Regional Spatial Strategy for the East of England (July 2009)
Essex Gypsy and Traveller Accommodation Assessment 2009 (November 2009)
Mid Essex Economic Futures (March 2006)
Going for Growth, Investing in Your Future. Economic Development Strategy Braintree District

Council (June 2009)
Braintree District Futures 2025 (October 2006)
Employment land Review (November 2007)
Viability Review of Employment Sites in Braintree District (October 2012)
BDC Rural Services Study 2008
The North Essex Authority Retail Study Stage 1 Report: Strategic Overview (2006) & Retail Study Stage 2 Report (2006)
Braintree Town Centre Preliminary Development Analysis Report (April 2009)
Retail Study Update (October 2012)
Assessment of Impact of Potential LDF Sites on Existing Junctions – Braintree and Witham LDF Allocations (July 2008)
Assessment of Impact of Potential Core Strategy Sites on Existing Junctions (April 2010)
Mid Essex SFRA for Braintree, Chelmsford, Colchester and Maldon (October 2007)
SFRA Appendix A Braintree Supplementary Report (July 2008)
Braintree District, Haverhill and Clare Water Cycle Study (November 2008)
Braintree District Stage 2 Water Cycle Study (January 2011)
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (September 2006)
Landscape Character Assessment Frings Studies of Braintree, Coggeshall, Earls Colne, Halstead, Hatfield Peverel, Kelvedon, Silver End and Witham (November 2007)
Habitats Regulation Assessment (2009) & Amendment to HRA (November 2009)
Suitable Accessible Natural Greenspace (SANG) Report (April 2010)
Open Spaces Action Plan (as of February 2011)
Climate Change Strategy and Action Plan (2009)
Braintree Protected Lanes (July 2013)

2.3 Baseline Information / Key Sustainability Issues

Annex B details the complete Baseline Information profile for the plan area, and is based on the information which was highlighted as relevant through the Scoping Reports, together with relevant new data sources which have become available since the consultation on the Scoping Report.

The following section summarises that information contained in Annex B and can be taken as the likely evolution of the environment without the implementation of the Plan.

2.3.1 Biodiversity

- There are no international biodiversity designations (Ramsar, SPAs, SACs or cSACs) in Braintree District. However a Habitat Regulations Assessment (HRA) is currently being undertaken.
- There are four SSSIs in Braintree District at: Belcher's and Broadfield Woods; Bovingdon Hall Woods; Chalkney Wood and Glemsford Pits. Chalkney Wood, Belcher's and Broadfield Woods and Bovingdon Hall Woods are currently complying with the PSA target of 95% of all nationally important wildlife sites to be brought into a favourable condition. Of those, Chalkney Wood has 100% of its area in a favourable condition while the other two have 100% of their areas in unfavourable recovering conditions. The majority of Glemsford Pits SSSI is also currently complying with the PSA target but 6.7% remain in a condition classed as unfavourable no change.
- There are seven National Nature Reserves located in Essex; none of these are in Braintree District. Braintree District has a total of seven Local Nature Reserves at: Bocking Blackwater; Brickfields / Long Meadow, Earls Colne; Brockwell Meadows, Kelvedon; Colne Valley (dismantled Railway); Cuckoo Wood, Great Notley; Sandpits, Gosfield; Whetmead, Witham. There are three further LNRs located on the border between Essex and Suffolk; Rodbridge Picnic Site, Borley; The Railway Walks from Sudbury to Long Melford where the former railway crosses through Borley parish and the Haverhill Railway Walks on the border of Sturmer parish, all three are part of the Suffolk County Council LNR.
- There are 251 LoWSs scattered throughout Braintree District, with many concentrated in the centre of the District.

2.3.2 Landscape

- The majority of agricultural land in Braintree District is classified as Grades 2 and 3, with 65.8% (40,243 hectares) of agricultural land classified as Grade 2 and 29.9% (18,304 hectares) as Grade 3. Strips of Grade 3 soils follow the path of the rivers Brian, Ter, Blackwater and Colne as they flow through the district.
- Braintree is subject to two Landscape Character Assessments; The Essex Landscape Character Assessment (2003) and the Combined Landscape Character Assessment (2006). The information contained within these can be used to determine the sensitivity of certain landscape area to development.
- The number of Protected Lanes in Braintree has decreased since they were originally designated mostly due to changes in Agricultural practise but also because of road improvements.

Special Verges are currently under review.

2.3.3 Air Quality

- Air Quality in Essex is generally good. There are no AQMAs located in Braintree District. The main air quality issues in the district were found to be nitrogen dioxide and particulate emissions from vehicles travelling on the A12 and A120.
- There are currently 5 potentially significant junctions which had daily flows of more than 10,000 vehicles in 2004. They are Newland Street, Witham; Cressing road, Witham; Head Street, Halstead; Railway Street, Braintree; and Rayne Road, Braintree.
- Of the 12 passive diffusion NO₂ monitoring tubes located in the district, 5 did exceed the annual mean NO₂ objective concentration of 40 g/m³ but relevant exposure levels did not. Three of these were sited along the A12 at Hatfield Peverel, Rivenhall Hotel, and Foxden in Rivenhall while the other two were sited at Bradwell on the A120 and at Chipping Hill in Witham.

2.3.4 Climatic Factors

- Key findings for the East of England for the 2080s based on medium (current) emissions scenarios are for an increase in winter mean temperature of approximately 3°C and an increase in summer mean temperature of approximately 3.6°C. The central estimate of change in winter mean precipitation is 20%; whilst the central estimate of change in summer mean precipitation is –20%.
- In 2011 Braintree District consumed more energy than the county average and was the 5th highest consumers amongst all local authorities in the county. A total of 1,245.5 of the District's total 3,092.3GWh energy consumption were from transport related petroleum products. In contrast only 5GWh of energy consumed is generated from renewable sources, however this is a higher amount than the local authority average for Essex at 2.46GWh and the 2nd highest amount amongst all local authorities in the county.
- Industry, domestic and road transport each produced roughly 1/3 of the total CO2 emissions within the District in 2008. The industrial and commercial sector produces the smallest amount at 30.29% while road transport produces the most at 36.61%. When compared to the county average of 35.80%, proportionately more emissions of CO2 were produced by road transport in the District. Domestic production is proportionally less in the District at 33.09% than the county average of 34.47%.
- At 6.7 tonnes in 2010, residents of Braintree District emitted a slightly higher amount of CO2 per capita than the Essex average, which itself reported a return of 6.6 tonnes, Road transport in Braintree District produces the 4th highest amount of CO2 per capita across the county's Districts/Boroughs at 2.5 tonnes, which is only just higher than the countywide average of 2.4 tonnes.
- Braintree consumed 0.14% of its total energy from renewable sources in 2010, the 2nd highest amount amongst Essex Districts/Boroughs and higher than the District/Borough average of 0.09%.
- Up to Sept 2013 Braintree District had issued 847 certificates related to the Code for Sustainable Homes, the fifth highest amongst local authorities in Essex and above the local authority average of 608. Of these, 511 certificates were issued at the design stage and 336 post construction.

2.3.5 Water Quality

- The main water courses running through Braintree District are the rivers Blackwater, Colne, Brain, Pant, Stour and Ter. Braintree contains Source Protection Zones and major aquifers within the northern half of the district, together with scattered minor aquifers in the south of the district.
- Following a national review of CAMS boundaries, water resources in the South Essex CAMS (excluding the Mardyke catchment) are now incorporated with the North Essex CAMS into the Combined Essex CAMS. The Combined Essex CAMS document sets out the issues for the whole of Essex. The document splits the county into Water Resource Management Units (WRMU), of which 2 relate to areas which include watercourses within Braintree District. There are WRMU1 and WRMU2.
- The integrated WRMU status for WRMU 1 was 'over-abstracted' and for WRMU 2 it was 'no water available' at February 2007. The Combined Essex CAMS Annual Update (March 2008) noted that the availability of water within the Roman River / Layer Brook catchment had changed, however the water availability and restrictions for the remainder of WRMU 1 have not changed since the publication of the CAMS in February 2007.
- Essex falls within the Anglian River Basin District. The Anglian River Basin District is subdivided into catchment areas and the Essex Rivers catchment area lies within the counties of Essex and Suffolk as well as a small part of Cambridgeshire.

- The Combined Essex catchment area is further subdivided into water body catchment areas. The water bodies which are associated with Braintree District are: R1, Doomsey Brook; R4, Ter; R16, River Chelmer; R23, Blackwater Pant; R91, Brain, R102, Boreham Tributary; and R115, River Blackwater.
- The majority of water bodies within Braintree are given a 'moderate' current overall potential. However the River Blackwater and the River Chelmer are both given a 'poor' current status.

2.3.6 Flooding

- The areas which are most susceptible to flooding are mainly located next to the major waterways within Braintree District: the Blackwater, Stour and Colne.
- Between April 2011 and March 2012 the Environment Agency objected to four planning applications on flood risk grounds, one was granted. Two applications were refused on the grounds of flood risk on site and one application was withdrawn.
- The Mid Essex Strategic Flood Risk Assessment which includes Braintree District was published in October 2007. Area specific strategies identified within the SFRA are outlined below.

- Flood Risk

Consideration to flooding from overland flow should be given for developments occurring throughout the District, but with particular regard to Bocking, Braintree, Witham and Coggeshall.

- Sustainable Drainage Systems (SuDS)

Runoff rates should be restricted for both greenfield and brownfield developments in Bocking, Braintree, Witham and Coggeshall in particular, this is also likely to be appropriate within other settlements to ease surface water flooding and drainage capacity exceedence;

Infiltration techniques are unlikely to be appropriate where the site is underlain by London Clay, such as in Bocking, Braintree, Witham, Halstead, Coggeshall and Kelvedon. Attenuation techniques should be imposed in these circumstances.

- Water Environment

There is a need for sensitivity near watercourses stating development would not be permitted that would harm the open character, nature conservation importance or recreational importance of the floodplains of the River Stour, Colne, Brain, Pent, Blackwater, Ter Valley and their tributaries and the Chelmer and Blackwater Navigation.

Where appropriate, development proposals adjoining the rivers will be required to incorporate riverside paths and open spaces.

Any proposals requiring the provision of a new bridge shall ensure a minimum of 2.3 metres headroom above normal water level to allow for river use and provide fauna passages suitable as wildlife corridors.

2.3.7 Cultural Heritage & Townscape

- There are 3,190 listed buildings within Braintree District, the majority of which (2,940) are Grade II followed by 183 Grade II* and 67 Grade I listed. The distribution of listed buildings within the district is fairly widely spread. Clusters of listed buildings can be found in the historic settlements such as Coggeshall and linear patterns are identifiable along historic transport routes. In 2011 there were 22 listed buildings on the 'at risk' register which is a slight increase from previous year total of 19.

- The Essex Historic Environment Record (EHER) contains approximately 3,459 archaeological records relating to Braintree District out of a total of 24,699 for the county. There are 40 Scheduled Monuments within the district. There are 217 designated Conservation Areas within the county of Essex, 39 of which are within Braintree District.

2.3.8 Health

- Life expectancy is increasing and residents in Braintree District have higher life expectancies at birth than the national averages with men living for an average of 79.6 years and women on average living 82.8 years. The health of the population in Braintree is generally better than the England average, but is significantly worse than the England average in respect of road injuries and deaths and hip fractures in the over 65s.
- Obesity in Year 6 children increased from 7.0% to 15.6% between 2008/09 and 2010/11, which reflected similar changes to the national average. The level of adult obesity at 25.9% is higher than the national average of 24.2% for the period 2006-2008.
- Participation in sports and active recreation in Braintree District declined between the first Active People Survey from 16.3% to only 13.0% in Active People Survey 3; however the latest period corresponding to Active People Survey 4 saw a rise in sports participation and active recreation in the District above the county, region and national averages for the first time. The most recent survey also ranks Braintree District as having the 3rd highest rate of sports participation in the county.
- As of Nov 2011, 3.2% of the working age population of Braintree District claimed benefits. This is a smaller proportion than those claiming benefits in the East of England and in England which were recorded as being 3.4% and 4.3% respectively. Of those receiving benefits in Braintree the majority were seeking incapacity benefits accounting for 80.5% of total claimants however the district did receive a higher proportion of residents claiming severe disablement at 19.5% compared to 14.4% of total claimants in the region and 12.6% in England.
- As of 2010, Braintree met and exceeded its target to reduce all KSI casualties by 40% of the baseline figure; a reduction of 43.7% was achieved.

2.3.9 Population & Social

- As of 2011 the estimated population for the district of Braintree was 147,514 which accounts for approximately 10% of the county's estimated population.
- Braintree District has experienced a higher population growth at 11.33% than the county, the region and England as a whole with 6.39%, 8.55% and 7.39% respectively.
- In 2011, the largest proportion of the population in Braintree District was aged 25-49. There was approximately the same number of under 16 year olds to those aged 65 plus (males) and 60 plus (females).
- The projected population is predicted to increase annually within the district. In 2026 the population is predicted to be 171,800.
- In 2010, Braintree was ranked as the 212th out of the 354 Local Authorities (LAs) in England (1 being most deprived). This shows a worse level of comparative deprivation across LAs in England than the 2007 rankings.
- Across Essex, serious deprivation is most prevalent in terms of 'Barriers to housing and services' and 'Education, skills and training'. In Braintree District 25.72 of 84 small areas are seriously deprived with regards to 'Barriers to housing and services', and 22.73 are seriously deprived with regards to 'Education, skills and training', however both of these levels of deprivation show an improvement on 2007 figures.

- All crime in the District has increased. The worst increase is in Domestic Burglary which has increased by 47.2%. All figures are worse than the County figures which generally show a decrease although burglary has increased countywide by 11.2%.
- In 2011, 73.9% of pupils in Braintree District achieved 5 or more A* to C GCSE grades or equivalent. This is a 14.8% points difference to the 2008 figure indicating improvements in education during this period. However the proportion achieving at least 5 A* to C grades or equivalent in Braintree is lower than the county, regional and national levels of 79.9%, 78% and 80.8% respectively. In contrast the percentage of pupils in the district achieving 5 or more A*-G grades in 2009 was higher at 95.6% than the county, regional and national levels.
- The population of Braintree District has in general more qualifications than the overall sub-national and national populations. 87.9% of the working age population of Braintree District which accounts for 80,300 people are qualified to at least level 1 or higher compared to 82.8% across the UK. Level 1 represents foundation GNVQ, NVQ 1 or up to 5 GCSEs at grades A*-C.
- Braintree has a slightly larger proportion of the population qualified at Level 2 and Level 3 than the county average and a slightly lower percentage than the county at Level 4. However compared to the region and the UK the percentage of qualifications in Braintree District at Level 2 and above is lower than average.

2.3.10 Economy

- At 60.08% of the total population, the percentage of the District population that is of working age is higher than the Essex average. The percentage is in line with the region however lower than that of the country.
- The percentage of the District's population that are economically active at 83.1% is higher than the regional and British average. The percentage of the District's population that are in employment is higher at 76.1% than both the British and the regional average.
- There are fewer available jobs per single person in the district at 0.60 than the regional average of 0.76 and Great Britain at 0.78.
- In a survey of 2008 the largest proportion of people work in the 'Services' industry for all geographical areas. The proportion is the lowest in Braintree at 76.7%, compared to 82.5% in the East of England and 83.5% in Great Britain.
- The general proportion of full-time to part time jobs, at approximately 2:1, is in line with regional and national averages.
- There were 690 business births in the District in 2012, the 4th highest amongst the Essex districts. The business formation rate in Braintree is consistently above the Essex average..
- Factories and warehouses accounted for the majority of industrial and commercial floorspace. Factory floorspace accounted for a higher proportion in the District than the average for the region and for England, whereas retail and offices accounted for a lower proportion in Braintree than the regional and national averages.

2.3.11 Housing

- In 2012/2013 there were 178 net additional dwellings (taking into account losses/demolitions) within the district. As at April 2013 the Managed Delivery Target for the district is 169 additional dwelling per annum to meet their minimum total housing requirement of 9,625 dwellings between 2001 and 2026, as set out in the Core Strategy. The most recent annual completion figure is above the annual target.
- The current trajectory shows that by 2026 there will be 9,625 completions across the plan period (since 2001). Projected annual completion figures will be generally lower than the completion rates reported between 2001 and 2011 but Braintree District will still exceed

their minimum housing requirement by 816 dwellings or 108% for the whole plan period. This is due to supply up to 2012 substantially exceeding the annual average required to meet the overall housing requirement.

- Current national policy requires local planning authorities to provide a 5-year land supply of deliverable sites which excludes the current reporting year.
- A total of 1,584 dwellings have been identified on deliverable sites over the next five years starting from 2013/14. This value increases to 1,755 when the current year is also included. This equates to an average annual completion rate of 292 which is above the current published target of 247.
- In 2012/13, 35% of the net dwelling completions, which accounts for 63 dwellings, were affordable within the district. To date, the highest proportion of affordable housing achieved within the district was in 2009/2010 at 36.7% which accounted for 157 of the total number of dwellings completed.
- Of the 322 new gross dwellings built during 2011/12, 206 were built on previously developed land (PDL). Proportionately this is the smallest number of dwellings built on PDL since 2009/10. PDL figures no longer include dwellings built on gardens of existing dwellings following a change of definition by the Government in June 2010. The previous figures for PDL are therefore not comparable with the adjusted figures from 2009/10.
- In 2011/12 this accounted for 63.98% of the total dwelling provision while the previous year dwelling completed on PDL represented 71.25% of the total provision. Under the old definition this would have been 75.78% and 77.29% respectively.
- The number of homeless people accepted in priority need in Braintree District in 2012/13 was 164. Although this is the fourth lowest figure across the study period with the lowest being the three previous years (2009/10, 2010/11 and 2011/12) at 103, 104 and 137 homeless acceptances. Prior to this, numbers were either near to 200 or significantly more. The latest figure does show a rise in homeless acceptances of 19.7%.
- In July 2013 there were a total of 106 caravans sited within the district, of which 78 were located on authorised sites and 28 on unauthorised sites. All caravans on the unauthorised sites were situated on land owned by gypsies and these were not tolerated. Of the 78 caravans on authorised sites, 40 were private while the remaining 38 caravans were socially rented.
- The total number of caravans in Braintree District represents 10% of the total amount within the county and less than 1% of those within England.
- As of July 2013 there were 26 Gypsy, Traveller and Travelling Showpersons pitches on 2 authorised sites in the District. The total number of caravans in the district was 106, of which 78 were located on authorised sites and 28 on unauthorised sites.

2.3.12 Transport

- Braintree District has a proportionately higher private vehicle ownership compared to the county and England as a whole. Ownership of a single car or van per household is the most common occurrence with 40.3% of households within Braintree District falling within this category. However a greater proportion of households in the district own two or more cars or vans compared to the county or national figures.
- More than 45% of residents of Braintree drive a car or van to get to work. This is higher than the regional and national figures of 41.4% and 36.9% of the population. Private vehicle use is the most popular travel to work method in all three hierarchies. Larger proportions of Braintree's population commute as a passenger in a car or van, by train or on foot than at regional and national levels while fewer Braintree residents' cycle or use buses, minibuses or coaches compared to regional and national levels. A comparatively larger proportion of residents of Braintree work mainly at or from home than both the regional and national proportions.

- Accessibility by public transport or walking to key services and educational facilities is improved considerably within and in close proximity to the town of Braintree, Halstead and Witham. Over four fifths of the population of Braintree District live within 30 minutes of each of the 5 highlighted services. Over three-quarters of the population of Braintree District live within 15 minutes access of a primary school. This proportion drops when accessibility to the remaining four services are analysed. With respect to secondary schools, just 41% of residents live within 15 minutes access time.

2.3.13 Data Limitations

Not all the relevant information was available at the local level and as a result there are some gaps within the data set but it is believed that the available information shows a comprehensive view on sustainability within the plan area. In collating the baseline data, Place Services noted the following problems:

- the accessibility of census data updates;
- it was difficult to obtain ward level data consistently; and
- for some areas it was difficult to identify trends.

2.4 Sustainability Objectives

The Sustainability Objectives (SO) were derived from the review of plans and programmes and a strategic analysis of the baseline information. Objectives were based on policy advice and guidance and related to the assessment of the environmental state of the plan area. The appraisal was then able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects were likely to emerge from the plan's proposed policies. The table below outlines the Sustainability Objectives which together form the Sustainability Framework and were used to inform the appraisal of the Pre Submission Site Allocation and Development Management Plan.

Table 3: Sustainability Framework for SA/SEA of the Pre Submission Site Allocation and Development Management Plan

Sustainability Objectives
1) Create safe environments which improve quality of life and community cohesion
2) To provide everyone with the opportunity to live in a decent home
3) To improve the health of the Districts' residents and mitigate/reduce potential health inequalities
4) To promote the vitality and viability of all service centres throughout the District
5) To achieve sustainable levels of prosperity and economic growth
6) To conserve and enhance the biological and geological diversity of the environment
7) To promote more sustainable transport choices and uptake
8) Promote accessibility and ensure the necessary transport infrastructure to support new development
9) To improve the education and skills of the population
10) To maintain and enhance cultural heritage and assets within the District
11) To reduce contributions to climatic change
12) To improve water quality and address water scarcity and sewerage
13) To reduce the risk of flooding

14) To improve air quality
15) To maintain and enhance the quality of landscapes and townscapes

2.5 Appraisal of Policies

For clarity, within the Environmental Report, appraisals are set out in the same format as shown in Table 4.

Table 4: Example of Appraisal Format

	Sustainability Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Short Term																
Medium Term																
Long Term																

In addition to this, the appraisal of each policy or element of the Plan likely to have an environmental, social or economic effect is supported with additional information as described in the following sub-sections:

2.5.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain sustainability objectives or themes. Where the Development Management Policies have been appraised against the SA/SEA Sustainability Objectives the following key has been used to illustrate a range of possible impacts:

++	Where there will be significant positive impacts
+	Where there will be positive impacts
/	Where there will be uncertain impacts
0	Where there will be no direct impacts
-	Where there will be negative impacts
--	Where there will be significant negative impacts

Commentary is included to describe the significant effects of the policy on the sustainability objectives under the heading 'Significant Effects'.

2.5.2 Description of 'Temporal Effects'

The appraisals of the policies contained within the Pre Submission Site Allocation and Development Management Plan recognise that the impacts of the options may vary over time. Three time periods have been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the Preferred Approach appraisals S, M and L depict:

- Short term and Medium Term: Within the plan period (Adoption to 2029).

- Long term: Post plan period (Beyond 2029)

2.5.3 Description of ‘Secondary, Cumulative and Synergistic Effects’

In addition to those impacts that may arise indirectly from the policy’s implementation (secondary effects), relationships between different policies and their content have been assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening of more than one policy that is greater than any individual impacts.

2.5.4 Description of ‘Alternatives Considered’

The Pre Submission Site Allocation and Development Management Plan policies have been the result of a significant plan-making process. In this process, numerous alternative approaches have been explored and consulted upon. Alternatives for policies are chronicled in each policy appraisal.

2.5.5 Description of ‘Impacts on Indicators’

In order to quantify the potential impacts highlighted in the appraisal of policies, a range of indicators have been identified directly relevant to each policy. These will help monitor the successfulness of the policy and to what extent it has helped deliver sustainable development.

2.5.6 Description of ‘Proposed Mitigation Measures / Recommendations’

In the SA/SEA of the Pre Submission Site Allocation and Development Management Plan negative or uncertain impacts may have been highlighted as a result of policies. As such, mitigation measures may be needed and these are highlighted in this section of each policy. In addition to this, this section also includes recommendations that are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements to the policy.

3 Appraisal of Pre-Submission Site Allocation and Development Management Plan Policies

3.1 Introduction

This section sets out the appraisal of the Development Management Policies as set out in the Pre Submission Site Allocation and Development Management Plan.

3.2 Sustainable Development

3.2.1 Policy ADM1 – Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find a solution, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There are no significant effects resulting from this policy.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Positive impacts will occur as a result of this policy in accumulation with those other policies in the plan relevant to individual applications, where the Council will work proactively with applicants jointly to find solutions, allowing proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - None 'reasonable'.

Alternatives to this policy can not be seen as reasonable in light of conforming to and in conjunction with national policy.

Impacts on Indicators

The implementation of Policy ADM1 is unlikely to directly impact on any of the Sustainability Indicators.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.2.2 Policy ADM2 – Development within Development Boundaries

Within development boundaries, development will be permitted where it satisfies amenity, design, environmental and highway criteria and where it can take place without material detriment to the existing character and historic interest of the settlement and its setting. Proposals for development should:-

- Seek to protect and enhance the character of the existing street scene, the setting of attractive buildings and heritage assets, the landscape value of existing tree cover and vegetation.
- Seek to ensure that the scale, design and intensity of any new building is in harmony with the surrounding development, respects neighbouring amenities and that inappropriate backland development and inappropriate development of residential gardens is prevented, where this would cause harm to the character of the local area.

Development will not be permitted on areas such as, but not limited to, those designated as Visually Important Open Space and Structural Landscaping, which contribute to the character of the area and are important visually, or for community use or biodiversity.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++
Medium Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++
Long Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++

Significant Effects

There will be a positive impact on community facilities where community uses are protected from inappropriate development. This is similarly the case for biodiversity where biodiversity assets are protected from inappropriate development. There will also be positive impacts on cultural heritage where development proposals development will only be permitted in accordance with the existing character and historic interest of the settlement.

There will be significant positive impacts on landscape and townscape quality where development will only be permitted where it seeks to protect the character of street scenes, the setting of attractive buildings, landscape value and in conjunction with designated Visually Important Space and Structural Landscaping areas.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be positive cumulative impacts on community facilities in conjunction with Policy ADM42 and Policy ADM43.

There will be no direct impact on the vitality and viability of service centres, however there will be secondary positive impacts where new development will not be permitted to the detriment of existing street scenes and character; factors that contribute to the vitality of service centres. There will also be a cumulative strengthening of this policy in conjunction with Policies ADM24, 25, 27, 34, 35, 36 and 37.

There will be positive cumulative impacts on biodiversity in conjunction with Policy ADM51 and a cumulative strengthening in regards to cultural heritage in conjunction with Policies ADM63, 64, 65, 66 and 69.

There will be a cumulative strengthening on landscape and townscape quality in conjunction with Policies ADM27, 34, 35, 36, 37, 50, 60 and 62.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - Identify different residential sites of 10 or more dwellings.
- Alternative 2 - One option would be to have less detail in this policy and to allow development within town development boundaries or village envelopes to be less restricted. This would ensure that the spatial strategy would be met by focussing development on those areas with more access to amenities and public transport but could affect the character of the existing settlement.
- Alternative 3 - Another option would be to have a more restricted policy which could specially identify any areas within a town development boundary of village envelope which would be suitable for development and anything outside those areas would not be considered acceptable. However it is considered that this would be too restrictive and would not be able to respond to local needs effectively.
- Alternative 4 - Stating that Development within Development Boundaries to be left to the NPPF.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++
4	/	0	0	0	0	/	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would have the same impacts as the preferred policy, were the criteria to stay the same. There would be no additional benefit of a list identifying residential sites of 10 or more dwellings, and the policy would not be relevant to wider development within development boundaries.

Alternative 2 would have no additional impacts on the sustainability objectives, where other policies more directly focus on delivering development. It is viewed that the current preferred policy wording

is not restrictive of development, but focuses on and encourages applications to adhere to good design and sympathetic scales and intensity.

Alternative 3 would have similar positive impacts as the preferred policy, however possibly to the detriment of delivering required housing development and economic growth indirectly. There would also be a potential contradiction in approach alongside Policy ADM 1 and the overall notion of the NPPF.

Alternative 4 could be seen to have uncertain impacts on all relevant sustainability objectives, where applications would be determined without any local context.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Development on PDL
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3 Housing

3.3.1 Policy ADM3 – Housing Allocations

In accordance with the residual Core Strategy minimum housing provision set out in Core Strategy Table 1, residential sites which have a capacity for 10 or more dwellings are allocated within development boundaries on the Proposals Map and are listed in Appendix 1.

The land between London Road, Pods Brook Road and the A120 (site BRC7H) will be phased between 2018- 2026 to ensure that the requirement for a continuous supply of housing land is met. If monitoring shows that a 5 year supply of deliverable housing sites is not being maintained, then this phasing will be altered to bring the site forward earlier than proposed.

The additional 100 dwellings at the Witham south west Core Strategy growth location at Lodge Farm off Hatfield Road (site WIS6) will be phased between 2017 – 2026 in line with the phasing set out in the Core Strategy for 600 dwellings at this location.

The land allocated for a residential site of 10 or more dwellings at Nuns Walk Field, Great Yeldham (site GRY3H) will be restricted to no more than 25 dwellings and the land allocated for a residential site of 10 or more dwellings at the Hunnable Industrial Estate, Great Yeldham (site GRY5H) will be restricted to no more than 35 dwellings.

Note: For the appraisal of individual, cumulative and alternative housing allocations please see Section 4.1 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be no additional impact on any of the Sustainability Objectives. Sites have been subject to SA/SEA appraisal in the relevant section of this report.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

There are no alternatives for this policy. Site Allocations for housing have been appraised individually in this report at Chapter 4 Site Allocations, within Annex D Site Allocations and cumulatively in 5.2 Site Allocations of the Conclusions Chapter.

Impacts on Indicators

The implementation of ADM3 is unlikely to impact on any of the following SA/SEA indicator, beyond those highlighted in the assessment of sites in Section 4.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.2 Policy ADM4 – Affordable Housing in the Countryside

In the countryside, schemes to provide affordable housing in perpetuity will be permitted, providing that the following criteria are met;

- The development is adjacent to a development boundary with reasonable access to services and facilities.
- The settlement within which the development is to take place should have a population of less than 3,000
- The development must provide only affordable housing to meet a local need proven to the satisfaction of the District Council, which cannot be met within the development boundary.
- The layout, design and density of the development shall be in keeping with the character of the adjacent settlement and the local landscape and shall not have an adverse impact on heritage assets.
- The development must provide for its continued use as affordable housing in perpetuity. This will normally involve the management of the scheme by a Housing Association, Charitable Trust, or similar organisation.
- The development should be for less than 15 dwellings.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	++	0	0	0	0	0	+	0	+	+	0	0	0	+
Medium Term	+	++	0	0	0	0	0	+	0	+	+	0	0	0	+
Long Term	+	++	0	0	0	0	0	+	0	+	+	0	0	0	+

Significant Effects

There will be a small positive impact on community cohesion where schemes will only be permitted where adjacent to an existing development boundary; ensuring that new developments are not isolated from communities. Similarly, small positive impacts will be realised where developments have an upper limit of 15 dwellings, which ensures that the capacity of local community facilities are unlikely to be exasperated by single schemes.

There will be significant positive impacts on housing where affordable housing in the countryside will be permitted outside development boundaries in instances where a local need can be proven, and supported by a Parish Council (supporting text). Also, a requirement for the perpetuity of housing as affordable ensures further positive impacts.

Positive impacts will also be realised for accessibility where schemes will have to meet the criteria of being adjacent to a development boundary. This secures that schemes that fall under the category of affordable housing in the countryside are offered the best possible accessibility to services.

There will be positive impacts on cultural heritage and assets associated with a requirement that development shall not have an adverse effect on heritage assets.

There will be a positive impact on landscapes where schemes will only be permitted if under 15 dwellings. Also, the layout, design and density of new development will have to be in keeping with

the character of the adjacent settlement and the local landscape. The requirement that development be adjacent to a development boundary also looks to minimise any potential impacts on landscape.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - One alternative would be to not have a further policy and to rely on the guidelines set out in the National Planning Policy Framework for rural exception sites. However it is considered that the guidance in the NPPF is too generic and we would wish to specify more detail about what type of locations would be appropriate.
- Alternative 2 - A second alternative would be to allocate sites in the Site Allocations Document for affordable housing exception sites rather than have a policy. This would however not be able to take into account the changing affordable housing need throughout the plan period, which this criteria based policy can.
- Alternative 3 - Additionally the Council could include a section in the policy about whether we could support market housing on an exception site, if it were to enable significant additional affordable housing. It is felt that this could dilute the effectiveness of this policy as generally rural exception sites are quite small so as not to overwhelm the village in which they are located which could mean less affordable homes. The Council has not had a problem with delivering these exception sites in the past, however this could be monitored through the Annual Monitoring Report and if difficulties do arise with the delivery of these sites in the future, the policy could be amended through a review of the document.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	+	0	0	0	0	0	/	0	0	0	0	0	0	/
2	+	+	0	0	0	0	0	+	0	0	0	0	0	0	+
3	+	+	0	0	0	0	0	+	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would see effective affordable housing provision in the countryside, however potentially without the positive community cohesion, accessibility and landscape impacts that the preferred policy specifies and that are inherently important in a local context.

Alternative 2 would have similar impacts to the preferred policy assuming that the policy criteria are used in the designation of specific sites. There are flexibility issues, as specified, surrounding this approach however, and there are potential problems regarding such an approach in conjunction with Policy ADM 1 and the NPPF.

Alternative 3, in additionally permitting market housing on exception sites, is likely to see similar impacts to the preferred policy in those instances where the market would deliver suitable housing without the need for specifically affordable units. Despite this, the market could hinder the delivery of affordable units over the plan period, not respond to identified local need in conjunction with Parish Council support, and also see the delivery of larger developments beyond 15 units to make them viable.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Number of affordable dwelling completions

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.3 Policy ADM5 – Specialist Housing

Specialist housing is defined as accommodation which has been specifically designed and built to meet the needs of the elderly, young or vulnerable adults, and may include some elements of care and support for everyone who lives there.

Proposals for specialist housing provision will be permitted within development boundaries providing that:

- Everyday services that users would expect to access, such as shops should be available on-site, or should be located close by and be able to be accessed by a range of transport modes.
- Health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents.
- Parking standards should be provided in line with the Council's adopted standards.
- There is an appropriate level of private amenity space to meet the needs of residents.
- Proposals should not have an adverse impact on the historic environment including heritage assets.

Minor extensions to existing specialist housing in the countryside should meet the following additional criteria:

- The scale, siting and design of proposals must be sympathetic to the landscape character.
- A travel plan should be provided which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle.

New specialists housing on unallocated sites in the countryside will not be supported.

Note: For the appraisal of individual, cumulative and alternative specialist housing allocations please see Section 4.2 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	++	0	0	0	+	+	0	+	0	0	0	0	+
Medium Term	0	+	++	0	0	0	+	+	0	+	0	0	0	0	+
Long Term	0	+	++	0	0	0	+	+	0	+	0	0	0	0	+

Significant Effects

There will also be a strong positive impact on the health of those requiring specialist housing through a requirement to deliver an appropriate level of private amenity space to meet their needs and through the criterion that health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents. This is significant in relation to healthcare equality and the immediate, relevant healthcare needs of residents.

There will be positive impacts on inclusive housing delivery through the policy. The policy is non-restrictive where it allows for the evolution in the market for specialist housing, including its definition.

Small positive impacts on sustainable transport will be realised through the requirement of a travel plan to be provided alongside applications for minor extensions to specialist housing in the countryside. Similarly, there will be positive impacts on accessibility where the everyday services that users would expect to access should be available on-site or in close proximity.

There will be a positive impact on landscapes where the design of extensions to existing specialist housing in the countryside must be sympathetic to the landscape character. This is also the case for heritage assets where proposals should not have an adverse impact on the historic environment.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There is a secondary positive impact on quality of life under Sustainability Objective 1 where the policy includes an appropriate level of private amenity space to meet the needs of residents.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - An option which was considered was to specify sites for specialist care uses across the District. However it was considered that the market for specialist housing is continually evolving and that this would be too restrictive and not able to be flexible to the market going forward.
- Alternative 2 - Another option would be to rely on national guidance and other policies within this document to guide specialist housing development. However given the specific requirements set out in the NPPF for ensuring housing meets the needs of different groups in society it is considered that this policy is necessary.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	+	0	0	0	+	+	0	0	0	0	0	0	+
2	0	+	+	0	0	0	0	+	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would have similar impacts to the preferred policy. The fixed delivery of specialist housing as identified and defined at this stage however would not be as flexible as in the preferred approach, and as such positive impacts in the delivery of inclusive housing is limited.

Alternative 2 would also have similar impacts to the preferred policy, where the criteria for specialist housing is likely to be met through other policies and national guidance. Despite this, the presence of a specific policy is likely to stimulate and speed up the delivery of specialist housing in so far as clarifying the identified need of the elderly, young or vulnerable adults. In addition, the

criterion that a travel plan accompany applications for minor extensions may not be relevant under other policies.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Annual dwelling completions
- Population projections and forecasts

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.4 Policy ADM6 – Care Homes and Specialist Housing Allocations

An extension to St Dominic's Care Home in Kelvedon and land at Polly's Field off Church Lane in Bocking have been allocated for Care Homes on the Proposals Map.

The Rockways premises in Station Road, Sible Hedingham have been allocated for either a care home, or residential site. An area to the west of Mount Hill in Halstead has been allocated for specialist housing.

Development at Polly's Field will be expected to have regard to its impact upon the character of this area of Church Lane and the wider landscape.

Within these areas (excluding Rockways) proposals will only be acceptable for specialist housing. General needs housing will not be permitted on any part of these sites.

Note: For the appraisal of individual, cumulative and alternative care home and specialist housing allocations please see Section 4.2 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There would be a positive impact on inclusive housing delivery through the four allocations; however there will be no additional impacts beyond those identified for Policy ADM5 – Specialist Housing.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

The identification of two allocations for specialist housing would have a further positive cumulative impact in conjunction with Policy ADM5 – Specialist Housing.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - An alternative could be to have no policy.
- Alternative 2 - It could be considered reasonable to allow 'normal' residential development on the sites, so this could be an alternative.
- Alternative 3 - An alternative setting out criteria for care home and specialist housing allocations.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1's implementation would have little difference in impact from those identified for the preferred policy. There would however be no impact on inclusive housing where allocations are not specified to meet identified need.

Although the overall impact on housing generally would be marginal with the implementation of Alternative 2, there could be a negative impact on specialist housing delivery in the instance where general needs housing was permitted on all specialist housing allocations.

Alternative 3 would have the same impacts as the preferred policy where much of the content would reiterate that of Policy ADM5. Despite this, there may be some inconsistencies with policy ADM5 and the flexible approach it specifies in regards to the evolution in the market for specialist housing.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Annual dwelling completions
- Population projections and forecasts

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.5 Policy ADM7 – Gypsy and Traveller and Travelling Showpersons Accommodation

The Council will allocate the following site for Gypsy and Traveller accommodation, as shown on the Proposals Map. The site will be considered suitable for the number of pitches listed below:

Location	Pitches
Twin Oaks, Stisted	21

A revised access has been designed for Twin Oaks and funding approved for its construction, subject to planning approval for the site. The revised access from the A120 for Twin Oaks is essential to the allocation of this site.

The Council will provide additional permanent and transit sites to meet the residual Core Strategy provision, of 7 permanent pitches and 6 transit pitches, through the determination of planning applications, in accordance with the criteria set out in Policy CS3.

The Council will provide 1 additional travelling showpersons plot or site, to meet the provision set out in Policy CS3, through the determination of planning applications, in accordance with the criteria set out in CS3.

Note: For the appraisal of individual, cumulative and alternative Gypsy, Traveller and Travelling Showpersons allocations please see Section 4.3 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be a positive impact on housing related objectives through the allocation of the Gypsy and Traveller site at Stisted in addition to those impacts identified in the SA/SEA of Core Strategy Policy CS3.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To allocate alternative or additional Gypsy and Traveller sites for permanent use.
- Alternative 2 - To allocate a specific transit site.
- Alternative 3 - To allocate a specific Travelling Showperson plot.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	/	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	/	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	/	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternatives 1-3 are all likely to have an uncertain impact on housing, responding to suitable site provision in this instance. The allocation of additional

permanent sites, a specific transit site or a specific Travelling Showperson plot at this stage can be seen to be inflexible in comparison to a criteria and application based approach, and in light of the most up-to-date evidence base.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.6 Policy ADM 8 – Housing Mix and Density

Development should seek to create sustainable, inclusive and mixed communities through including a mix of house types and size at an appropriate density for the area. Higher densities could be appropriate in accessible locations which are accessible by sustainable modes of transport.

The density and massing of residential development will be related to;

- The character of the site and its immediate surroundings, as well as the wider locality, including its historic significance.
- The adequacy of the access and the nearby road system to accommodate the traffic likely to be generated
- The existing vegetation, including trees on the site and the necessity for further landscaping
- On site amenity space to be provided in accordance with the Essex Design Guide
- Adequate car and cycle parking to current standards
- An appropriate standard of residential accommodation provided for the occupants
- All new dwellings should meet Lifetime Homes Standards

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	++	+	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	+	++	+	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	+	++	+	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be a positive impact on community cohesion where development should seek to create sustainable, inclusive and mixed communities.

There will be significant positive impacts on housing through delivering a mix of house types and sizes at an appropriate standard, including Lifetime Homes.

Positive impacts will also be realised for the health of residents where the density and massing of residential development will relate to on-site amenity space to be provided in accordance with the Essex Design Guide.

There will be a positive impact on landscapes and townscapes where development should be an appropriate density for the area and that the density and massing of new development will be related to the necessity for further landscaping.

There will also be positive impacts on cultural heritage and assets within the District where the density and massing of residential development will be related to the character of the site and its locality, including its historic significance.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - An alternative option would be to set a minimum or maximum density standard for all development. This would ensure that land was used efficiently but it would not respect the character of the local area or be able to respond to local circumstances. In an area with such a diverse pattern of development as Braintree District, it is not considered appropriate.
- Alternative 2 - A further option would be to rely on national guidance set out in the NPPF. This does provide some detail in relation to mix of housing etc but asks that Local Authority set out their own approach to housing density which is done in this policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	/	/	0	0	0	0	0	0	/	0	0	0	0	/
2	/	/	+	0	0	0	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 will have numerous uncertain impacts related to a general minimum and maximum density standard. Housing density and mass differs widely across settlements and areas within them, and proposals need to be considered on an application-by-application basis regarding local context.

Alternative 2 will have similar impacts as Alternative 1 where applications will be considered without a strong local context considering site specific densities and requirements. A mix of housing, as specified in the NPPF will support inclusivity in housing development, but with potential issues surrounding their cohesion into existing settlements.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Number of affordable dwelling completions
- Annual dwelling completions
- Population projections and forecasts

Proposed Mitigation Measures / Recommendations

Sewerage capacity could be considered for inclusion as a criterion on this policy, in so far as it is related to housing density in certain areas.

3.3.7 Policy ADM9 – Residential Alterations, Extensions and Outbuildings within Development Boundaries

Residential alterations, extensions and non-habitable outbuildings within development boundaries will be permitted, provided that they meet the following criteria;

- There should be no over-development of the plot, when taking into account the footprint of the existing dwelling and the relationship to plot boundaries
- The siting, bulk, form and materials of the alteration, extension, or outbuilding should be compatible with the original dwelling
- There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing or loss of light.
- There should be no material adverse impact on the identity of the street scene, scale and character of the area

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Medium Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Long Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a small positive impact on the quality and life and community cohesion where residential alterations, extensions and outbuildings will be permitted provided they have no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing or loss of light.

There will be positive impacts on townscapes where residential alterations, extensions and outbuildings will be permitted provided there is no over-development of the plot, the siting, bulk, form and materials of the alteration, extension, or outbuilding are compatible with the original dwelling and there is no material impact on the identity of the street scene, scale and character of the area.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be a secondary positive impact on this objective where there should be no material impact on the identity of the street scene, scale and character of the area, in those instances where there are cultural heritage assets present.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the GPDO and NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	0	0	0	0	0	0	0	0	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 will have uncertain impacts on relevant sustainability objectives where neither the NPPF nor the GPDO can be seen to incorporate the breadth of criteria of the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.8 Policy ADM10 – Residential Alterations, Extensions and Outbuildings in the Countryside

Planning permission will be granted for the extension of a habitable, permanent dwelling in the countryside and for the erection of outbuildings ancillary to the residential use, provided that they meet the following criteria:

- The siting, design and materials must be in harmony with the countryside setting
- They are compatible with the scale and character of the existing dwelling
- Extensions and outbuildings will be required to be subordinate to the existing dwelling in terms of bulk, height, width and position
- New outbuildings should be well related to the existing development

The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings. Any proposal which is likely to cause the permanent loss or damage to the traditional rural qualities of the countryside will not be permitted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be a positive impact on cultural heritage and assets where the Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings. Despite this, it may be difficult to implement refusals once precedence has been set for granting permissions for similar developments.

There will be positive impacts on landscapes where residential alterations, extensions and outbuildings will be permitted provided the siting, design and materials must be in harmony with the countryside setting, and where any proposal which is likely to cause the permanent loss or damage to the traditional rural qualities of the countryside will not be permitted.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the Permitted Development for Householders document and NPPF.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 will have uncertain impacts on relevant sustainability objectives where neither the NPPF nor the Permitted Development for Householders document can be seen to incorporate the breadth of criteria of the policy. Similarly, the issue of residential alterations, extensions and outbuildings in the countryside, in a predominantly rural District, is important to reiterate and expand.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.9 Policy ADM11 – Replacement Dwellings in the Countryside

Proposals to replace existing habitable, permanent dwellings of conventional construction in the countryside with a single new dwelling will be assessed against the following criteria;

- The existing dwelling is not a building of architectural or historical value, which makes a positive contribution to the locality, or which is capable of renovation to be reinstated as one.
- The applicant will need to demonstrate that the new dwelling is a more sustainable option than refurbishment and/or extension of the existing dwelling.

- The replacement dwelling would not have a more harmful impact, or be more intrusive in its setting or in the landscape, than the original dwelling, by virtue of its sitting, scale, height, character and design.
- Any replacement dwelling located in a medium, or high flood risk area should provide betterment such as flood resilience, or raising of flood levels.
- Any new replacement dwelling should be positioned on or close to the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity or other environmental grounds, a more appropriate location on the plot can be justified.
- The size of the replacement dwelling should not be significantly larger than the original dwelling and should be appropriate to the countryside setting. The council will not take into account the demolition of outbuildings on the site on the size of the replacement dwelling.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	+	0	0	+	0	+
Medium Term	0	+	0	0	0	0	0	0	0	+	0	0	+	0	+
Long Term	0	+	0	0	0	0	0	0	0	+	0	0	+	0	+

Significant Effects

There will be small positive impacts on housing through allowing proposals that match the criteria. This will increase the quality of the housing stock in the countryside.

There will be also be positive impacts on cultural heritage where proposals will be assessed in regards to the existing dwelling's architectural or historical value and its capability of being renovated and reinstated so.

Additionally, there will be positive impacts associated with reducing flood risk, where replacement dwellings in the countryside located in a medium, or high flood risk area should provide improved flood resilience.

Positive impacts will also be realised for landscapes where replacement dwellings will not have a more harmful impact, or be more intrusive in the landscape, than the original dwelling, by virtue of its sitting, scale, height, character and design and similarly the size of the replacement dwelling should not be significantly larger than the original dwelling by virtue of the demolition of outbuildings on the site and should be appropriate to the countryside.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - It could be possible to have no policy in relation to the replacement of dwellings within the countryside in this document and rely on other policies to deal with the matter in terms of design, position etc. However this is not considered a suitable option as it

would not include the detailed considerations in relation to replacement dwellings which the District, as a rural authority, has many to deal with including the size and the position of the replacement dwelling on the plot.

- Alternative 2 - A further option would to be more prescriptive than above in terms of the size of the replacement dwelling that would be permitted, by specifying a maximum increase in volume or footprint that would be permitted. This has not been included as each application should be considered on its merits and different plots and dwellings in different locations may be able to accommodate more or less development depending on their impact on the local landscape character.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	0	0	0	0	0	0	/	0	0	0	0	/
2	0	+	0	0	0	0	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Where Alternative 1 is likely to have a similarly positive impact on housing as the preferred policy, there will be uncertainties surrounding the nature of replacement dwellings in terms of specific design, scale and character. Having no policy on replacement dwellings in the countryside will potentially slow down the planning application process for such proposals.

Alternative 2 will have similar impacts to the preferred policy, however rigidly identified standards are unlikely to benefit the specific characteristics of different areas, particularly considering the District's predominantly rural nature and historical settlements in the countryside.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.10 Policy ADM12 – Rural Workers Dwellings in the Countryside

Applications for rural workers dwellings in the countryside will only be permitted when all the following circumstances are met:-

- There is a clearly established functional need for a full-time worker to live on this site in the countryside;
- The functional need could not be fulfilled by an existing dwelling either on the site, or in the vicinity;
- There is no building on the site, or in the vicinity, which is capable of conversion to such a dwelling;
- The dwelling should be well-related to existing buildings, whilst retaining the ability to meet the identified functional need;

e. The dwelling should be of a size commensurate with the rural enterprises need and should be able to be supported long-term by the agricultural unit;

f. The unit and the rural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially viable, and have a clear prospect of remaining so.

An application for a temporary rural workers dwelling in the form of a caravan, wooden building, or other easily dismantled structure, which does not comply with criteria (f) above may be granted for a period of up to three years if;

- There is clear evidence of a firm intention to develop the enterprise concerned;
- There is clear evidence that the proposed enterprise has been planned on a sound financial basis.

Applications for the removal of occupancy conditions will only be considered if evidence is provided to show that the need for a dwelling, on that unit, has ceased and that the property has been marketed in a way that reflects its limited occupancy condition.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	+	0	0	0	0	0	0	0	0	0	+
Medium Term	0	+	0	0	+	0	0	0	0	0	0	0	0	0	+
Long Term	0	+	0	0	+	0	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a minor positive impact on housing where rural workers dwellings are provided in the countryside where there is an identified and proven need and where the market and general needs housing policies would not deliver them.

Minor positive impacts will also be realised for economic growth where housing is delivered to support local employment opportunities in the countryside.

There will also be a small positive impact on landscapes where a criterion exists that prevents new rural workers' dwellings in the countryside being delivered should they not be well-related to existing buildings.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered and the Reasons for Their Rejection / Selection

The following alternative was looked at:

- Alternative 1 - Braintree is a very rural district and therefore has a reasonable demand for this type of dwelling. It is therefore not considered appropriate to rely solely on the NPPF for applications for these dwellings as it provides no guidance on how the essential need for

a rural worker is assessed, nor does it provide any guidance on temporary agricultural workers dwellings.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	-	0	0	-	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have negative impacts on housing and the economic viability of in specific regard to rural workers' dwellings in the countryside where such a need is identified in the District. Through an approach where housing has to be proven to be required in individual applications, the preferred policy does not detract from the content of the NPPF and is specific to the needs of the District.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.11 Policy ADM13 – Hamlets

Where there is a defined nucleus of at least ten dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made to policies ADM2 and ADM3 for the filling of a gap, for a single dwelling, between existing dwellings in hamlets and small groups of dwellings. This policy will not apply to proposals for isolated new dwellings, or the extension of ribbon development, and will not apply to gaps, which could accommodate more than one dwelling. Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps, will be resisted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a small positive impact on housing from this policy; allowing small proposals for dwellings in hamlets on previously developed land including a change of use.

There will also be positive impacts on landscapes where proposals for single dwellings on previously developed land in hamlets will be refused where they result in sporadic or ribbon development or should they be detrimental to the character of surroundings or on Greenfield land.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To not allow any infill development within hamlets / groups of ten dwellings and focus all development to development boundaries. This would accord with the principles set out in the spatial strategy but would not provide for new dwellings for those who wished to stay in smaller communities.
- Alternative 2 - For the Council to set out the areas/small groups of dwellings which it considers would be acceptable for new infill development. This would give an opportunity for those larger areas which do not have a development boundary to be considered for growth whilst restricting the growth in those areas which are considered too small/isolated/unsustainable for new growth.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	/
2	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would have no impact on housing in hamlets, where other policies may be more restrictive to any need. There will also be uncertain landscape implications; where positives can be drawn from allowing housing solely within development boundaries, the infilling of previously developed land in hamlets with single dwellings can be seen to improve the visual appearance of the settlement.

Alternative 2 will have similar impacts as the preferred policy with the added benefit of supporting the listed areas/small groups of dwellings' local services. Despite this, the alternative may prove difficult to implement in setting out the listed areas without development boundaries and in conjunction with Policies ADM10, ADM11 and ADM12 and for the purposes of the plan in its entirety, the preferred approach of dealing with each application on its own merits seems a less restrictive and more flexible approach.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.12 Policy ADM13a – Previously Developed Infill Sites in the Countryside

Where there is a group of at least ten dwellings and where it would not be detrimental to the character of the surroundings, exceptions may be made to Policies ADM2 and ADM3 for the re-development of previously developed land for a single dwelling within small groups of dwellings. This policy will not apply to proposals for isolated new dwellings, or the extension of ribbon development. Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps, will be resisted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a small positive impact on housing from this policy; allowing small proposals for dwellings in the countryside on previously developed land including a change of use.

There will also be positive impacts on landscapes where proposals which would consolidate sporadic or ribbon development or the infilling of large gaps will be resisted.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 – No policy as considered in Draft Site Allocations and Development Management Plan.
- Alternative 2 - To not allow any infill development within the countryside and focus all development to development boundaries. This would accord with the principles set out in the spatial strategy but would not provide for new dwellings for those who wished to stay in smaller communities.
- Alternative 3 - For the Council to set out specific / small groups of dwellings in the countryside which it considers would be acceptable for new infill development. This would give an opportunity for those larger areas which do not have a development boundary to be considered for growth whilst restricting the growth in those areas which are considered too small/isolated/unsustainable for new growth.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	0	0	0	0	0	0	0	0	0	0	0	/

2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	/
3	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would have positive impacts on housing through a less restrictive control of housing delivery in the countryside as defined. The impacts would be similar to that of the preferred approach ADM13a, however with less clarity as to the different circumstances of hamlets (with a defined nucleus) and those groups of dwellings in the countryside without such. The policy would have uncertain landscape impacts as a result, where previously developed land within groups of dwellings in the countryside would be unable to be developed; the development of which could be seen to improve the visual appearance of the area.

Alternative 2 would have no impact on housing in the countryside, where other policies may be more restrictive to any need. There will also be uncertain landscape implications; where positives can be drawn from allowing housing solely within development boundaries, the infilling of previously developed land in the countryside with single dwellings can be seen to improve the visual appearance of the area.

Alternative 3 will have similar impacts as the preferred policy with the added benefit of supporting the listed areas/small groups of dwellings' local services. Despite this, the alternative may prove difficult to implement in setting out the listed areas without development boundaries and in conjunction with Policies ADM10, ADM11 and ADM12. For the purposes of the plan in its entirety, the preferred approach of dealing with each application on its own merits seems a less restrictive and more flexible approach.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.3.13 Policy ADM14 – Garden Extensions

The extension of a garden will only be permitted where;

- The size of the proposed garden extension is proportionate with the size of the dwelling,
- It would have no adverse impact on the amenity of neighbouring properties;
- It does not enclose areas intended for amenity open space including but not limited to, those identified on the Proposals Map as visually important space, or informal, or formal recreation;
- There would be no loss of protected natural features, or areas of wildlife value
- The extension would not enclose a public right of way, or impact on highway safety or visibility;
- There is no material adverse effect on the character and appearance of the surrounding countryside;

- It would not interfere with a neighbouring agricultural use.

Garden extensions along road frontages in the countryside will be resisted.

The Council will impose conditions removing permitted development rights over the new area of the garden.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	+	0	0	0	0	0	0	0	0	+
Medium Term	+	0	+	0	0	+	0	0	0	0	0	0	0	0	+
Long Term	+	0	+	0	0	+	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a minor positive impact on social cohesion, where garden extensions will not be permitted where they have an adverse impact on the amenity of neighbouring properties.

There will also be minor positive impacts on health where proposals will not be permitted where they enclose areas intended for amenity open space, formal recreation or Public Rights of Way.

Positive impacts will also be realised for biodiversity where proposals will not be permitted should there be a loss of protected natural features, or areas of wildlife value; and positive impacts for landscapes where proposals will not be permitted should they be perceived to have an adverse effect on the character and appearance of the surrounding countryside.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To not have a policy on garden extensions and instead rely on other policies within this document in terms of design, amenity and protection of open space and agricultural land is not considered appropriate. This would not provide the detailed criteria and design as set out in this policy.
- Alternative 2 - To have no policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	/	0	0	/	0	0	0	0	0	0	0	0	/
2	/	0	/	0	0	/	0	0	0	0	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would have uncertain impacts on relevant sustainability objectives where other policies in the plan would not deliver the specific criteria of the policy and could see numerous inappropriate proposals being permitted.

Alternative 2 would have similarly uncertain impact on relevant sustainability objectives, where there is arguably not enough specific detail in the NPPF to permit proposals appropriate to the District in a timely manner.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- House Prices
- Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4 Employment

3.4.1 Policy ADM15 – Employment Policy Areas

Employment policy areas are identified on the Proposals Map and listed in the following schedule, where the following uses will be considered appropriate and where the following employment uses will be permitted and retained:-

- a. Business (B1), general industrial (B2), storage and distribution (B8)
- b. Display, repair and sale of vehicles, vehicle parts, boats and caravans.
- c. Indoor sports and recreation uses, which will only be permitted when identified needs for these uses cannot be met within suitable and viable town centre, or edge of centre sites and are in accessible locations.
- d. A limited element of retailing, where this is ancillary to another main use permitted under A.
- e. Services specifically provided for the benefit of businesses based on, or workers employed within, the Employment Policy Areas.

Schedule of Employment Policy Areas:

Anglia Way, Braintree

Charter Way Employment Area, Braintree

Driberg Way Industrial Estate, Braintree

Lakes Road Industrial Park, Braintree

Skyline 120, Braintree

Springwood Industrial Estate, Braintree

Land north of Freeport, Braintree

Priors Way Industrial Area, Coggeshall

Earls Colne Airfield

Riverside Industrial Area, Earls Colne

Gosfield Airfield

North of Toppesfield Road, Great Yeldham

Bluebridge Industrial Estate, Halstead

Broton Drive Industrial Estate, Halstead

Bovingon Road, Bocking

Factory Lane West/Kings Road Industrial Area, Halstead

Arla Dairy Hatfield Peverel

London Road Kelvedon

The Former Polish Camp, Rivenhall Airfield, Kelvedon

Oxford Dairy, Sible Hedingham

Rippers Court/Everitt Way SibleHedingham

Sturmer Industrial Areas

Eastways/Crittall Road/Waterside Park Industrial Areas, Witham

Freebournes/Perry Road Industrial Estate, Witham.

Note: For the appraisal of individual, cumulative and alternative employment allocations please see Section 4.4 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	++	0	0	+	+	0	0	0	0	0	0
Medium Term	0	0	0	0	++	0	0	+	+	0	0	0	0	0	0
Long Term	0	0	0	0	++	0	0	+	+	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on economic growth and employment opportunities through the identification and retention of Employment Policy Areas that offer a range of different employment opportunities. The geographical spread of the listed areas responds well to settlements of the greatest population in the District, housing growth in response to the site allocations in the plan and the Core Strategy, and also transport links. This will also see positive impacts on accessibility.

Positive impacts will also be realised for skills development through the identification and retention of Employment Policy Areas that offer a range of different employment opportunities.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be a minor secondary positive impact on service centre vitality, where indoor sports and recreation uses will only be permitted in Employment Policy Areas when identified needs for these uses cannot be met within suitable and viable town centres, or edge of centre sites.

There will be secondary positive impacts on sustainable transport uptake where the geographical spread of the listed areas responds well to settlements of the greatest population in the District, housing growth in response to the Core Strategy, and also transport and sustainable transport links.

There will be secondary positive impacts on landscapes in accumulation with Policy ADM19.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF (and Policy Presumption in favour of Sustainable Development).

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	++	0	0	/	/	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have significant positive impacts on economic growth in the District, however development may not respond to the identified accessible locations and reflect the range of employment opportunities of the preferred policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Businesses by industry type
- Amount of vacant industrial floorspace
- Travel to work flows
- Employment status by residents and job type
- Job densities

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.2 Policy ADM16 – Business Uses

Locations for B1 business uses are identified on the Proposals Map and listed in this policy, where only use class B1 business use will be permitted. No other uses will be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floor-space of the main unit.

Threshelfords Feering

Blois Meadow Steeple Bumpstead

NHS Offices, Collingwood Road, Witham

Maltings Lane Neighbourhood Business Area

Land at Pale Green, Helions Bumpstead;

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on economic growth as a result of this policy; the allocation of specific sites for B1 business uses in the District ensures that employment opportunities in this sector are secured.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Impacts on economic growth will be cumulatively strengthened with Policies ADM15, ADM17 and ADM18.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less restrictive policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	/	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have uncertain impacts on the delivery of B1 business uses where a less restrictive policy may respond to employment of different use classes being developed, which would not secure an adequate mix of employment opportunities for District residents.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Businesses by industry type
- Travel to work flows
- Employment status by residents and job type
- Job densities
- Economic activity of residents
- Average gross weekly pay
- Implemented and outstanding planning permissions for retail, office and commercial use

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.3 Policy ADM17 – Business and Industrial Uses

Locations for B1 business uses and B2 Industrial Uses are identified on the Proposals Map and listed in this policy, where only use classes B1 and B2 will be permitted. No other uses will be permitted unless they are both essential and ancillary to the main use of any unit and do not occupy more than 5% of the floor-space of the main unit.

- Land rear of Kings Head, Chapel Road, Ridgewell; (Proposed mixed use which could also include housing).

- Land at Halstead Road, Earls Colne.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on economic growth as a result of this policy; the allocation of specific sites for B1 and B2 uses in the District ensures that employment opportunities in this sector are secured.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Impacts on economic growth will be cumulatively strengthened with Policies ADM15, ADM16 and ADM18.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less restrictive policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	/	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have uncertain impacts on the delivery of B1 and B2 uses where a less restrictive policy may respond to employment of different use classes being developed, which would not secure an adequate mix of employment opportunities for District residents.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Businesses by industry type
- Amount of vacant industrial floorspace
- Travel to work flows
- Employment status by residents and job type
- Job densities
- Implemented and outstanding planning permissions for retail, office and commercial use

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.4 Policy ADM18 – Industrial Development Boundaries

Industrial development boundaries are defined on the Proposals Map, in the following locations, beyond which the spread of industrial and commercial uses will not be permitted. Outside these areas countryside policies will apply.

Earls Colne Airfield

Riverside Business Park, Earls Colne

Gosfield Airfield

Oxford Dairy, Sible Hedingham

The former Polish Camp, Rivenhall

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on economic growth as a result of this policy; the allocation of specific industrial development boundaries in the District ensures that employment opportunities in this sector are secured.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Impacts on economic growth will be cumulatively strengthened with Policies ADM15, ADM16 and ADM18.

There will be indirect positive impacts on landscapes where industrial and commercial development will not be permitted outside specific boundaries. This ensures that such development does not occur in marginal or inappropriate locations.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less restrictive policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	/	0	0	0	0	0	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 may have positive impacts on economic growth through a less restrictive policy; however uncertain impacts have been predicted where less restriction may see a disproportionate spread of industrial development in the District. There may also be landscape implications arising from unrestricted growth in this use class.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Businesses by industry type
- Amount of vacant industrial floorspace
- Travel to work flows
- Employment status by residents and job type

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.5 Policy ADM19 - Design and Layout of Employment Policy Areas and Business and Industrial Uses

New employment development including employment policy areas and business and industrial uses will be required to conform to suitable design and layout standards with adequate car parking and provision for public transport, cycling and walking, landscaping and servicing, including either connection to mains sewers or construction of sewers to standards adoptable by the water company.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	0	+	+	0	0	0	+	0	0	+
Medium Term	0	0	0	0	+	0	+	+	0	0	0	+	0	0	+
Long Term	0	0	0	0	+	0	+	+	0	0	0	+	0	0	+

Significant Effects

There will be a positive impact on economic growth through well designed employment areas and business uses. Good design and layout can stimulate investment and prove attractive to tenants.

There will also be positive impacts on sustainable transport and accessibility where developments must conform to the provision of public transport, walking and cycling amenity, and also car parking.

Positive impacts will also be realised for sewerage where new developments must conform to and consider at an early stage the criteria of sewer connection or the construction of sewers to standards adoptable by the statutory water company.

There will be positive impacts on landscapes and townscapes where new development will be required to conform to suitable design and layout standards and landscaping in more detailed proposals.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - Adopt and rely on the Essex Design Guide/Urban Place Supplement to cover the policy content.
- Alternative 2 - A criteria based policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	+	0	+	+	0	0	0	0	0	0	+
2	0	0	0	0	+	0	+	+	0	0	0	+	0	0	+

Impacts and reasons for rejection: Alternative 1 will have similar impacts to the preferred policy; however the Essex design Guide/Urban Place Supplement does not consider sewer connection in the layout of new development.

Alternative 2 will have a range of similar positive impacts to the preferred policy; however a criteria based policy could be seen as restrictive to essential economic growth through a potentially exhaustive number of relevant criteria that could be included, which could stifle delivery.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Businesses by industry type
- Amount of vacant industrial floorspace
- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.
- Development on PDL

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.6 Policy ADM20 – policy number has not been used...

Policy ADM20 previously considered Work Place Nurseries within the Draft Site Allocations and Development Management Plan that underwent public engagement in January – February 2013. At that stage, the SA/SEA highlighted that the policy would have no significant or temporal impacts on any of the Sustainability Objectives. Policy number ADM20 has not been used in the Pre-Submission Site Allocations and Development Management Plan.

3.4.7 Policy ADM21 - Change of Use of Commercial Buildings in the B Use Classes

The change of use from commercial to residential use (apart from that which is permitted development) will only be permitted where proposals meet the following criteria;

- The buildings are of permanent and substantial construction and are capable of conversion to residential use without major extension or substantial reconstruction
- The building is no longer fit for the commercial purpose, for which it was intended, nor is reasonably capable of conversion to accommodate another commercial use
- The building is not within an employment policy area or an area allocated for B1 or B2 uses as shown on the Proposals Map
- The conversion will lead to an improvement in the residential amenity of neighbouring dwellings
- The buildings are within flood zone 1.

All property must have been extensively marketed as follows:-

- For a range of commercial purposes, to the satisfaction of the Council.
- At a reasonable market rate.
- On flexible terms.
- For at least 6 months.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be minor positive impacts on housing by increasing the housing stock through a change of use of unviable commercial buildings.

There would be no impact on economic growth through changing the use of commercial buildings to residential use where marketing criteria exist to demonstrate that they are unviable in B Use Classes, and extensively marketed for other commercial uses.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - A less restrictive policy.
- Alternative 2 - To remove the marketing criteria.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	0	/	0	0	0	0	0	0	0	0	0	0
2	0	+	0	0	-	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have positive impacts on the housing stock, however potentially to the detriment of economic growth, were a less restrictive policy adopted. Uncertain impacts have been highlighted in regard to economic growth, where a less restrictive approach may result in changes of use in instances where commercial uses are still viable.

Alternative 2 would have similar impacts to Alternative 1, but with negative impacts on economic growth. The alternative is likely to see an increase in changes of use from commercial to residential with no criteria to verify whether the original use has become unviable.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Typical amount of job creation (jobs per ha) within different use classes.
- Percentage change and comparison in the total number of VAT registered businesses in the area
- Businesses by industry type
- Travel to work flows
- Employment status by residents and job type
- Job densities
- Proportion of business in rural locations
- Implemented and outstanding planning permissions for retail, office and commercial use

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.4.8 Policy ADM22 – policy number has not been used...

Policy ADM22 previously considered Promotion of Employment Clusters within the Draft Site Allocations and Development Management Plan that underwent public engagement in January – February 2013. At that stage, the SA/SEA highlighted that the policy would have significant positive impacts on economic growth, positive impacts on education and skills and uncertain impacts on sustainable transport and accessibility. Policy number ADM22 has not been used in the Pre Submission Site Allocation and Development Management Plan.

3.4.9 Policy ADM23 – policy number has not been used...

Policy ADM23 previously considered Rural Enterprise within the Draft Site Allocations and Development Management Plan that underwent public engagement in January – February 2013. At that stage, the SA/SEA highlighted that the policy would have positive impacts on economic growth and landscapes, and uncertain impacts on housing, the vitality of service centres, biodiversity, accessibility and cultural heritage. Policy number ADM23 has not been used in the Pre Submission Site Allocation and Development Management Plan.

3.5 Retail

3.5.1 Policy ADM24 – Primary Shopping Areas

Within the primary shopping areas, as defined on the Proposals Maps, primary and secondary frontages have been identified.

The following uses will be permitted within primary frontages:

- Retail development (Use Class A1)

Proposals for use classes A2- A5 and D1- D2 provided that;

- It would not result in less than 75% of units in a primary street frontage being A1 uses,
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage spaces to the extent that it would make a ground floor unit unviable and the development would not prevent off street servicing of any ground floor unit.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0
Medium Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0
Long Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on the vitality and viability of service centres by locating appropriate development at appropriate scales in primary shopping areas. This will also see positive impacts on economic growth.

There will also be positive impacts on housing criteria through seeking to locate housing in primary shopping areas where appropriate.

Sustainable transport uptake will be positively impacted on by ensuring that a good range of services and use classes are permissible in primary shopping areas; responding to the District's most easily accessible centres by public transport, and there will be positive impacts on accessibility by ensuring that a good range of services and use classes are permissible in primary shopping areas; responding to the District's most accessible centres.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Positive impacts on townscape will be realised in accumulation with Policy ADM62 and potentially Policies ADM63, 64, 65 and 66.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - Policy to relate to retail development only.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	+	/	0	/	/	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have a minor positive impact on the vitality of centres only, and uncertain impacts on economic growth. Without housing and non-retail development in primary shopping areas, footfalls will not be maximised. Similarly, where primary shopping areas represent accessible locations with good existing sustainable transport links and infrastructure, an absence of non-retail related development in these areas will likely see such development located in less accessible locations.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.2 Policy ADM25 – District Centre

Within the District Centre as defined on the Proposals Map, the following uses will be permitted:

- Retail development (Use Class A1)
- Proposals for use classes A2- A5 and D1- D2 provided that it would not result in less than 75% of units being A1 uses
- Residential development (C3) provided that it is not located on the ground floor;

For proposals creating more than 2 residential flats above ground floor level, the development would not result in the loss of ancillary storage space to the extent that it would make a ground floor unit unviable and the development would not prevent off – street servicing of any ground floor unit.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0

Medium Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0
Long Term	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on the vitality and viability of service centres by locating appropriate development at appropriate scales in District Centres. This will also see positive impacts on economic growth.

Positive impacts will also be realised for housing through seeking to locate housing in District Centres where appropriate.

There will be positive impacts on sustainable transport uptake and accessibility by ensuring that a good range of services and use classes are permissible in District Centres; responding to areas of the District accessible centres by public transport.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Positive impacts on townscape will be realised in accumulation with Policy ADM62 and potentially Policies ADM63, 64, 65 and 66.

Alternatives Considered

The following alternative was looked at:

- Alternative 2 - Policy to relate to retail development only.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	+	/	0	/	/	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have a minor positive impact on the vitality of centres only, and uncertain impacts on economic growth. Without housing and non-retail development in District Centres, footfalls will not be maximised. Similarly, where District Centres represent accessible locations with good existing sustainable transport links and infrastructure, an absence of non-retail related development in these areas will likely see such development located in less accessible locations.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.3 Policy ADM26 – Impact Assessments

An Impact Assessment will be required for main Town Centre uses (as defined in National Policy) proposed for sites that are not within a Town, District or Local Centre and which are in excess of the following floorspace thresholds:

- 2500sqm gross for developments affecting Braintree town centre,
- 1500sqm gross for developments affecting Halstead and Witham town centres,
- 1000sqm gross for development potentially affecting Great Notley district centre; or
- 500 sqm gross development potentially affecting a local centre as defined on the Proposals Map.

This is in order to safeguard the viability and vitality of the centres. Where a proposal is less than the threshold, an impact assessment will not normally be required unless the Centre it would affect is considered to be vulnerable.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on the vitality and viability of service centres and economic growth from impact assessments by ensuring that development is of the appropriate scale in the identified centres.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - No policy and rely on Core Strategy.
- Alternative 2 - Policy to list vulnerable centres, or areas within centres.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have no additional impacts beyond those identified in the SA/SEA of the adopted Core Strategy. The presence of a Development Management Policy on impact assessments strengthens the importance of appropriately scaled development in the District's centres on an application basis, as opposed to being just a strategic issue.

Alternative 2 will have similar impacts as the preferred policy. The vitality and viability of centres will meet identified need, however may be viewed as restrictive should applications not be conducive to specific centres or areas within them, and there may also be conflicts with Policy ADM1.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Number and type of services from Rural Services Study
- Number of post offices closed down
- Number of village shops closed down
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.4 Policy ADM27 – Town, District and Local Centre Improvements

Contributions will be sought from appropriate development proposals, which affect an identified centre, for projects which would improve the public realm, pedestrian, cycle and highways access and would enhance conservation areas and public open spaces within town, district and local centres.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	++	+	0	+	+	0	+	0	0	0	0	++
Medium Term	0	0	0	++	+	0	+	+	0	+	0	0	0	0	++
Long Term	0	0	0	++	+	0	+	+	0	+	0	0	0	0	++

Significant Effects

There will significant positive impacts on town, district and local centre vitality and viability through seeking improvements to the public realm, access, and open spaces of town centres, which will increase footfalls in such centres. This will also see positive impacts on economic growth.

There will also be significant positive impacts on townscapes through seeking improvements to the public realm, conservation areas and open spaces of town centres.

There will be positive impacts on sustainable transport uptake, accessibility and transport related infrastructure as a result of town centre improvements to the public realm, and highway access pedestrian access.

Positive impacts will be realised for cultural heritage and assets where town centre improvements are sought to enhance conservation areas.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be indirect positive impacts on health where improvements will be sought to the public realm and public open space in the District's town centres.

There may be indirect positive impacts on biodiversity as a result of open space based town centre improvements.

There will be positive cumulative impacts on cultural heritage and assets where town centre improvements are sought to enhance conservation areas, in conjunction with Policies ADM63, 64 and 65.

There may be indirect positive impacts associated with pedestrian and open space town centre improvements.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To only include town centres.
- Alternative 2 - To identify a hierarchy of centres to meet identified need.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	++	+	0	+	/	0	+	0	0	0	0	+
2	0	0	0	+	+	0	+	/	0	+	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 will have similar positive impacts as the preferred policy albeit with certain differences. Braintree's district and local centres are not included within this alternative, and this will likely increase the performance of Braintree (town), Witham and Halstead town centres beyond that of the preferred policy. Despite this, limiting the policy to only town centres may be to the detriment of accessibility to services for residents. Where no contributions are sought for district and local centre improvements from those developments that may affect their function, it can be predicted that these centres will suffer. Therefore uncertain impacts are realised for this sustainability objective to reflect this potential decline.

Alternative 2 will have similar positive impacts as Alternative 1. Despite this, a hierarchy of identified sites may see contributions being utilised in centres unrelated to those that will experience the impact of the initial development for which contributions are required. This is likely to stifle the vitality and viability of those District's centres further down the hierarchy, and result in unmitigated negative impacts.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.5 Policy ADM28 – Freeport Outlet Centre

The area defined on the proposals map as a Factory Outlet Centre shall be maintained for the purpose of a discount shopping outlet centre.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on the vitality and viability of Braintree town centre and economic growth by maintaining Freeport solely as a discount shopping outlet centre and not for other uses.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - No policy.
- Alternative 2 - Merge with Policy Braintree Retail Park and Policy Leisure and Entertainment to define different boundaries.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	/	+	0	0	0	0	0	0	0	0	0	0
2	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have positive impacts on economic growth, however possibly to the detriment of other service centre vitality and viability; where uses not limited to those presently at Freeport are allowed, removing the function of established town and other service centres.

Alternative 2 will have similar positive impacts as the preferred policy. Despite this, there may be a disparate concentration of one particular use should Freeport, Braintree Retail Park (policy now removed) and nearby Leisure and Entertainment criteria be the same and not explicit for each current boundary.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.6 Policy ADM29 – policy number has not been used...

Policy ADM29 previously considered Braintree Retail Park within the Draft Site Allocations and Development Management Plan that underwent public engagement in January – February 2013. At that stage, the SA/SEA highlighted that the policy would have positive impacts on the vitality and viability of the retail park and on economic growth. Policy number ADM29 has not been used in the Pre Submission Site Allocation and Development Management Plan.

3.5.7 Policy ADM30 – Leisure and Entertainment

The area identified on the proposals map for Leisure and Entertainment shall be retained for leisure and entertainment related uses. Proposals within use class D2 will be permitted. Proposals for redevelopment which affect areas should result in no net loss of parking on site.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0
Medium Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0
Long Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on the vitality and viability of Braintree town centre and economic growth by maintaining those areas designated for Leisure and Entertainment for those uses only. There will also be a positive impact on accessibility where there will be no net parking loss as a result of redevelopment proposals.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - No policy.

- Alternative 2 - Merge with Policy Freeport Outlet Centre and Policy Braintree Retail Park (now removed) to define different boundaries.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	/	+	0	0	0	0	0	0	0	0	0	0
2	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have positive impacts on economic growth, however possibly to the detriment of other service centre vitality and viability; where uses not limited to those presently at Leisure and Entertainment destinations are allowed, removing the function of established town and other service centres.

Alternative 2 will have similar positive impacts as the preferred policy. Despite this, there may be a disparate concentration of one particular use should those areas designated for Leisure and Entertainment, Braintree Retail Park and Freeport have the same criteria and uses not be explicit for each current boundary.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count
- Residents opinion on availability of leisure facilities

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.8 Policy ADM31 – Car Parking - Freeport and Braintree Retail Park

The areas identified on the Proposals Map as car parking at Freeport and Braintree Retail Park shall be retained for that purpose. Proposals for re-development which affect parking areas should result in no net loss of parking on site.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
Medium Term	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
Long Term	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0

Significant Effects

The current level of car parking at Freeport and Braintree Retail Park can be considered fit for purpose and thus contribute to the vitality and viability of these centres. There will therefore be positive impacts on accessibility where redevelopment proposals will not lead to a net parking loss.

Limiting the level of car parking and the degree of development of Freeport and Braintree Retail Park through Policies ADM 28 and 29, allows inclusive access to goods and services without impacting on the viability of current public transport links.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

The current level of car parking at Freeport and Braintree Retail Park can be considered fit for purpose and thus contribute indirectly to the economic performance of these centres indirectly.

Public transport links to Freeport and Braintree Retail Park are well established, however the nature of services at such centres require an adequate level of car parking. It is considered good practice to limit the levels of car parking at these centres and thus there may be secondary positive impacts on sustainable transport uptake.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 – No policy

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	/	0	0	0	+	0	0	0	0	0	0	0

Impacts and reasons for rejection: An alternative that does not set a limit on car parking for Freeport and Braintree Retail Park may have negative impacts on Braintree town centre, should expansion be allowed outside the boundary set in the preferred policy. As such, uncertain impacts are highlighted to reflect this possibility.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.9 Policy ADM32 – Retail Warehouse Development

Retail warehouse development will be permitted within or immediately adjoining town centres. If no such sites are available, then the sequential approach will be applied, together with an impact assessment, if applicable under policy ADM26 – Impact Assessments.

Bulky retail proposals outside of town centres will be required to satisfy the following criteria:-

1. A sequential test and impact assessment demonstrates that no material harm to an identified town, district or local centre would occur and that no sequential preferable sites are available.
2. Development to be confined to the sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods.

3. A Traffic Impact Assessment demonstrating that the proposal would not cause any detriment to the local traffic network and Travel Plan

Land for retail warehousing is identified on the Proposal Map at:-

- Braintree Retail Park
- Land north of Freeport Outlet Village (also allocated as an Employment Policy area)
- Swanvale (Colchester Road, Witham)
- The Maltings Lane Neighbourhood, Witham (up to a maximum of 2.287 ha) on the Proposals Map

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	++	0	+	+	0	0	0	0	0	0	0
Medium Term	0	0	0	+	++	0	+	+	0	0	0	0	0	0	0
Long Term	0	0	0	+	++	0	+	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on nearby shopping centres where retail warehouse development will be permitted within or immediately adjoining town centres, and where the sequential test and impact assessments of proposed developments will apply to demonstrate no material harm to them.

There will also be significant positive impacts on economic growth through the criteria detailed in the policy and also the positive nature of the policy in not stifling growth and through assessing the impacts retail warehouse development will have on wider town and service centres.

Positive impacts will be realised for sustainable transport uptake by focussing retail warehouse development in or adjacent to town centres and nearby shopping centres in the first instance. This maximises the potential of access by sustainable means, where the District's centres offer the most sustainable locations in terms of sustainable transport links. A criterion also exists that requires a Traffic Impact Assessment which will presumably have positive impacts on accessibility

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be a secondary positive impact resulting from this policy through the necessity of a Traffic Impact Assessment to be undertaken to accompany planning applications.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.
- Alternative 2 - A more restrictive policy (as per the preferred January 2013 consultation version).

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	/	+	0	/	/	0	/	0	0	0	0	/
2	0	0	0	+	+	0	+	+	0	0	0	0	0	+	0

Impacts and reasons for rejection: The alternative of a less prescriptive policy is likely to see uncertainty surrounding the impacts of new proposals retail warehouse development on town centres, sustainable transport options, accessibility, cultural heritage and townscapes/landscapes, due to an absence of locational criteria. There may however, be a marginally greater impact on economic growth.

Alternative 2 offers a more location specific approach to retail warehouse development, and is more detailed on the likely impacts that retail development would have. This would have a more positive impact on certain criteria, namely air quality directly and the vitality of service centres indirectly. There would however be limits on economic development and growth associated with such an approach in comparison with the current preferred approach.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

It is recommended that, where retail warehouse development is to be located within or immediately adjoining town centres, that the possible impacts on cultural heritage assets, such as conservation areas, as well as townscape are included as a criterion.

3.5.10 Policy ADM33 – Retail Site Allocations

The following sites are identified in the town centres for retailing and other main town centre uses as shown on the Proposals Map;

Braintree

- Land at George Yard Braintree;
- Land at Manor Street Braintree;
- Tesco Store, Car Park and Pound End Mill New Street Braintree;
- Sainsbury's Store and Car Park Toft's Walk Braintree;

Witham

- Newlands Shopping Centre (including land to the rear of Coach House Way) Witham;
- Former Co-op department store Newlands Street/Kings Chase Witham;

Halstead

- Land East of the High Street Halstead;

- EMD Site Kings Road Halstead.

Note: For the appraisal of individual, cumulative and alternative retail allocations please see Section 4.5 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on the vitality and viability of the District's town centres and their retail function as a result of the retail site allocations. The allocations identify sites in need of regeneration and development, as well as supporting the majority of the District's planned housing growth. There will also be subsequent positive impacts on economic growth.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts on sustainable transport uptake and accessibility as a result of the retail site allocations. The allocations identify sites within the most accessible locations in the District in terms of sustainable transport infrastructure, as well as supporting housing growth locations in the Core Strategy.

There will be secondary positive impacts on townscapes through the identified site allocations.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To have site specific policies incorporating Policies – Primary Shopping Areas and Town Centre Improvements.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Site specific policies incorporating those policies regarding primary shopping areas and town centre improvements will have similar although not equally as positive impacts on the sustainability objectives.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use

- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.11 Policy ADM34 – Comprehensive Development Area – Newland Shopping Centre, Witham

Land at Newland Shopping Centre, Newlands Drive Car Park, Lockram's Lane and Coachhouse Way is allocated as a Comprehensive Development Area for mixed- use development, where a combination of retail, employment, leisure, car parking and residential uses will be allowed. A development brief will be required for the whole site prior to any redevelopment, which should address the following issues:

- Provision of convenience and comparison retail uses;
- Refurbishment of Newland Shopping Centre;
- Provision of residential uses;
- Satisfactory service access;
- Appropriate provision for any displaced parking;
- Enhancement to the frontage to Newland Street, the conservation area and the setting of listed buildings;
- Retention of pedestrian access through Lockram's Lane;
- Public realm improvements.

Note: For the appraisal of individual, cumulative and alternative Comprehensive Development Area allocations please see Section 4.6 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	+	+	0	+	+	0	+	0	0	0	0	+
Medium Term	0	+	0	+	+	0	+	+	0	+	0	0	0	0	+
Long Term	0	+	0	+	+	0	+	+	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on housing, Witham town centre, and economic growth as a result of comprehensive development of Newland Shopping Centre to incorporate housing in mixed-use briefs.

There will also be positive impacts on walking as a sustainable method of transportation as a result of development briefs being required to include the retention of pedestrian access through Lockram lane and public realm improvements.

Accessibility will see positive improvements as a result of development briefs being required to address satisfactory service access and the appropriate provision for any displaced parking, as well as pedestrian access and public realm improvements.

Positive impacts will also be realised for cultural heritage and townscape objectives where development briefs will have to address the enhancement to the frontage of Newland Street, the conservation areas and the setting of listed buildings.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	+	+	0	/	/	0	/	0	0	0	0	+

Impacts and reasons for rejection: A less prescriptive policy is likely to have positive impacts on the vitality of Witham Town Centre, economic growth, the general townscape, and housing where it can be assumed that mix-use development would be attractive to developers. Despite this, the alternative may not include the necessary detail of identified improvements such as specific access and public realm improvements.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.12 Policy ADM35 – Comprehensive Development Area – Rickstones Neighbourhood Centre, Dorothy Sayers Drive, Witham and Shaw Road Retail Area, Witham

Land at Rickstones Neighbourhood Centre, Dorothy Sayers Drive Witham is allocated as a Comprehensive Development Area for a mixed use development where a combination of retail, community uses, public house, pavilion and residential development and car parking will be allowed.

Development of the Comprehensive Development Area should be in accordance with the principles of the adopted Supplementary Planning Document.

The retail area at Shaw Road, Witham has also been allocated as a Comprehensive Development Area.

Note: For the appraisal of individual, cumulative and alternative Comprehensive Development Area allocations please see Section 4.6 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	+	0	+	+	0	0	+	0	0	0	0	0	0	0
Medium Term	+	+	0	+	+	0	0	+	0	0	0	0	0	0	0
Long Term	+	+	0	+	+	0	0	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on social cohesion and quality of life through the provision of a public house and pavilion as part of the Rickstones Neighbourhood Centre. This will also have positive impacts on accessibility through the delivery of a wide range of services, including parking, at the centre.

There will also be positive impacts on housing through the provision of residential uses. The comprehensive development of retail, parking, a public house, pavilion and residential uses will also see positive impacts on the vitality of the centre.

There will be a small positive impact on economic growth through the planned comprehensive development of the retail area at Shaw Road. Both Comprehensive Development Areas are likely to increase the supply of local jobs if implemented.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	+	0	+	0	0	0	/	0	0	0	0	0	0	0

Impacts and reasons for rejection: A less prescriptive policy for Rickstones Neighbourhood Centre may not see some of the identified facilities being provided as part of proposals. Where it can be expected that proposals would include some level of residential and retail development, there may not be the delivery of accessible community uses.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Implemented and outstanding planning permissions for retail, office and commercial use

- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.13 Policy ADM36 - Comprehensive Development Area - Land to the East of the High Street, Halstead

Land east of Halstead High Street, between The Centre and Factory Terrace, is allocated as a Comprehensive Development Area for mixed-use development, which could include residential, retail, B1 employment, open space and community uses.

A development brief will be required for the whole site prior to redevelopment, which should address the following issues:-

- Appropriate provision for shoppers parking
- Satisfactory vehicular and service access to the site
- Satisfactory pedestrian access to the High Street and other adjoining streets
- Appropriate provision of open space
- Retention of protected trees and habitat for protected species
- Protection of the setting of listed buildings and enhancement of the conservation area
- Retention of at least one air raid shelter
- Protection of views into the site, including those from across the valley

Note: For the appraisal of individual, cumulative and alternative Comprehensive Development Area allocations please see Section 4.6 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	+	+	+	+	+	+	+	0	/	0	0	0	0	+
Medium Term	+	+	+	+	+	+	+	+	0	/	0	0	0	0	+
Long Term	+	+	+	+	+	+	+	+	0	/	0	0	0	0	+

Significant Effects

There will be positive impacts on community cohesion and health with the inclusion of community uses and open space on site. There will also be positive impacts on housing with the inclusion of residential uses.

Positive impacts will be realised for the vitality of Halstead as a result of comprehensive development incorporating mixed-use development of retail, residential, B1 employment and community uses. As a result there will also be positive impacts on economic growth.

There will be also positive impacts on biodiversity where the retention of protected trees and habitats will have to be addressed in development briefs; walking where the provision of pedestrian

access will have also have to be; accessibility where the provision of pedestrian access and appropriate shoppers' parking will have to be addressed, and landscapes where the views into the site, including those from across the valley will have to be addressed in development briefs.

There will be uncertain impacts however on cultural heritage resulting from the policy. Where positive impacts exist through development briefs being required to address the protection of listed buildings and the enhancement of the conservation area, the retention of only one air raid shelter can be seen to not maintain these cultural assets in favour of development.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	+	0	+	+	0	/	/	0	/	0	0	0	0	/

Impacts and reasons for rejection: A less prescriptive alternative will have positive impacts on potential delivery of mixed-use development for housing and the town centre, although potentially to the detriment of community uses, pedestrian facilities, some elements of conservation area enhancement and landscapes.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of retail, leisure and office floorspace in town centres.
- Implemented and outstanding planning permissions for retail, office and commercial use
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

It is recommended that the air raid shelters are dealt with on an application-by-application basis, with no minimum level of protection and significance included in the policy.

3.5.14 Policy ADM37 – Comprehensive Development Area - Land at Railway Garage, Kelvedon

Land at Railway Garage and adjoining the railway station at Kelvedon is allocated as a Comprehensive Development Area for mixed use, where a combination of employment, car parking and residential uses will be allowed. A development brief will be required for the whole site prior to any redevelopment. The development brief is to address the following issues:

- Retention of small scale employment uses;
- Location of residential development in relation to employment land and potentially contaminated land;

- Net gain in the provision of off- street parking for residents, employees and commuters;
- Access to the site;
- Improved vehicular and pedestrian access to Kelvedon Station, including possibility of a bus interchange.

Note: For the appraisal of individual, cumulative and alternative Comprehensive Development Area allocations please see Section 4.6 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	+	0	0	+	0	+	+	0	0	0	0	0	0	0
Medium Term	0	+	0	0	+	0	+	+	0	0	0	0	0	0	0
Long Term	0	+	0	0	+	0	+	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on housing through residential uses being allowed on site as part of comprehensive development. There will also be positive impacts on economic growth through employment uses being allowed on site as part of comprehensive development.

Positive impacts will also be realised for sustainable transport and its uptake through development briefs being required to address a net gain in the provision of off-street parking for commuters and improved vehicular and pedestrian access to Kelvedon Station, including the possibility of a bus interchange. This will also have positive impacts on accessibility.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	+	0	0	+	0	/	/	0	0	0	0	0	0	0

Impacts and reasons for rejection: A less prescriptive policy alternative is likely to have positive impacts on housing and employment as part of mixed-use development, however possibly to the detriment of the sustainable transport and access provisions made within the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Implemented and outstanding planning permissions for retail, office and commercial use
- Number of village shops closed down
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.5.15 Policy ADM37A – Broomhills Regeneration Site

Land at Broomhills, Pod's Brook Road, Braintree is allocated as a Regeneration Site which could include the following uses:

- Business (B1), General Industrial (B2), Storage and Distribution (B8)
- Display, repair and sale of vehicles, vehicle parts, boats and caravans
- Indoor sports and recreation uses, which will only be permitted when identified needs for these uses cannot be met within suitable and viable town centre, or edge of centre sites.
- The sale of non-food retail products, of a weighty or bulky nature and associated ancillary goods (subject to a sequential test and impact assessment).

Note: For the appraisal of individual, cumulative and alternative regeneration site allocations please see Section 4.7 of this report.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0
Medium Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0
Long Term	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts associated with the vitality and viability of the existing centre at Broomhills through the policy and as such also economic growth. The identification of the site to be suitable for a range of uses (subject to sequential test, impact assessment and where town or edge of town locations are not available commensurate to use) does not stifle Braintree town centre in the first instance, but addresses a need for a range of employment opportunities and services within the wider town and in response to planned housing growth.

There will be a positive impact on accessibility through the specific location of the site and the broad suitability of the range of possible uses identified through the policy.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - A less prescriptive policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	/	/	0	0	+	0	0	0	0	0	0	0

Impacts and reasons for rejection: A less prescriptive policy alternative may see inappropriate uses developed on the site to the detriment to Braintree town centre and not respond to a range of jobs required for the wider town and in response to planned growth.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Implemented and outstanding planning permissions for those uses listed in the policy as appropriate
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6 Community Facilities

3.6.1 Policy ADM38 – Education Provision

A two hectare site is allocated for education provision at the North West Braintree Growth Location, on land off Panfield Lane.

The re-modelling and expansion of primary and secondary schools will be supported to meet local need.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	++	0	0	0	0	0	/
Medium Term	0	0	0	0	0	0	0	0	++	0	0	0	0	0	/
Long Term	0	0	0	0	0	0	0	0	++	0	0	0	0	0	/

Significant Effects

There will be positive impacts on education and skills associated with the allocated site at the North West Braintree Growth location for education provision to meet the need of planned growth.

Council support for the re-modelling and expansion of schools will have significant positive impacts on education and skills, where it can be assumed that the stance stated within the policy will apply to all schools within the District. Such a stance will ensure that the requirement of school expansion reflects the need resulting from housing growth in the plan.

There will be uncertain impact on landscape and townscape associated with the support of re-modelling and expansion of schools in the District in those instances where the identified need for such expansion outweighs landscape concerns.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts on sustainable transport associated with the allocated site at the North West Braintree Growth location for education provision, where it responds within walking and cycling distance to significant housing delivery in the Core Strategy.

There will be secondary positive impacts on accessibility associated with the allocated site at the North West Braintree Growth location for education provision, where it responds to significant housing delivery in the Core Strategy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the Core Strategy.

Sustainability Objective														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Impacts and reasons for rejection: Alternative 2 would refer to the Core Strategy – Table 2 Infrastructure Requirements which states that the Panfield Lane Growth Location requires the provision of land to enable education provision, to be delivered by Essex County Council and funded by developer contributions. The impacts of this would be the same as the preferred policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Additional capacity of local schools

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.2 Policy ADM39 – Educational Establishments

The change of use, or re-development of educational establishments and their grounds, as identified on the Proposals Map will not be permitted unless;

- It can be clearly demonstrated that the use of the site is genuinely redundant and no other alternative educational, or community use can be found; or
- Satisfactory alternative and improved facilities will be provided;
- That the area to be redeveloped is no longer required for meeting current or future educational needs, having regard to government guidance. The area of the site to be re-developed is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.

In all cases account will be taken in determining an application for development of any existing deficiencies in public open space requirements in the area and the contribution the site could make to remedying that deficiency.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	0	0	0	++	0	0	0	0	0	0
Medium Term	+	0	+	0	0	0	0	0	++	0	0	0	0	0	0
Long Term	+	0	+	0	0	0	0	0	++	0	0	0	0	0	0

Significant Effects

There are small positive impacts on the delivery of community facilities and health related facilities where changes of use of educational establishments will be considered for community uses in the first instance and local deficiencies in public open space will be considered in determining applications.

There will also be significant positive impacts on education as a result of this policy. And changes of use of education establishments will have to meet the criteria of the site being declared redundant and where satisfactory alternative and improved facilities will be provided.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - Combine this policy with ADM38 – Education Provision.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	+	0	0	0	0	0	++	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 would have the same impacts as the preferred policy. Combining the two policies however may cause confusion as ADM38 details the provision of land for new educational provision to support the Panfield Land Growth Location, whereas ADM39 details the change of use or re-development of redundant current establishments.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Additional capacity of local schools

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.3 Policy ADM40 – Cemetery Extensions

The following sites for cemetery extensions have been allocated on the Proposals Map and will be retained for this purpose:-

- Land off Church Lane, Bocking,
- St Mary's Church, The Street, Gestingthorpe
- North of the existing Cemetery, Cypress Road, Witham

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on community facilities as a result of the cemetery extensions to meet required a need in Bocking, Gestingthorpe and Witham.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There may be secondary positive impacts on health where cemeteries can be considered public open space.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - No policy and rely on NPPF.
- Alternative 2 - To have a criteria based policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	/	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: There will be uncertain impacts on community facilities resulting from Alternative 1, where the NPPF only mentions cemeteries as a suitable use within a greenbelt.

There will be uncertain impacts also resulting from Alternative 2, where it is unlikely that suitable sites for cemetery expansion would need a robust set of criteria and presumably would not fit into a set of criteria that can be used across all cemeteries in the District.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Residents opinion on availability of open space

Proposed Mitigation Measures / Recommendations

As a Development Management policy, it is recommended that the policy state their boundaries and safeguarding so as to reduce the likelihood of applications coming forward for the development of other uses.

3.6.4 Policy ADM41 – Community Uses

The following sites for community uses have been allocated on the Proposals Map and will be retained for this purpose.

- Land off Butler Road, Halstead;
- Land West of The Street, Great Yeldham;
- Land off Swan Street at the former Premdor site, Sible Hedingham;
- Neighbourhood Centre, at Maltings Lane Development Witham;

- Halstead (Halstead Leisure Centre and associated facilities)

Development contributions will be sought towards the provision of the proposed community use, where appropriate

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on community and health related facilities as a result of the allocation of community uses as listed and their retention over the plan period.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - No policy.
- Alternative 2 - To have a criteria based policy (for new development).
- Alternative 3 - To combine this policy with 'Provision and Enhancement of Local Community Facilities'

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: There will be no impacts on the sustainability objectives as a result of Alternative 1.

Alternative 2 will also have no impacts on the sustainability objectives. A criteria based policy would not be necessary where funded by developer contributions.

Alternative 3 would have the same impacts as the preferred policy. Despite this it could be considered confusing to merge the two policies where presumably ADM41 covers identified sites and facilities that will be funded through developer contributions, and ADM42 covers those facilities that come forward on an application basis.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Public perceptions on leisure / community facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)
- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.5 Policy ADM42 – Provision and Enhancement of Local Community Facilities

Proposals to provide village halls and other community facilities for local needs in the countryside may be acceptable if the following criteria are satisfied:-

- The site should have no overriding planning or infrastructure constraints;
- The proposed site is within, or in close proximity to a village and can be safely accessible by means other than private motor vehicle; and
- There should normally be Parish Council support for the local community facility.

Proposals to upgrade and enlarge existing community and village halls, or to create new ones will be supported subject to satisfactory siting, design, materials and landscaping.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	0	+	+	0	0	0	0	0	0	+
Medium Term	+	0	+	0	0	0	+	+	0	0	0	0	0	0	+
Long Term	+	0	+	0	0	0	+	+	0	0	0	0	0	0	+

Significant Effects

There will be positive impacts on community and health related facilities where proposals to provide and enhance them are not constrained by restrictive criteria.

There will be also positive impacts on sustainable transport uptake where a criterion exists regarding the siting of proposed community facilities and their accessibility by means other than private motor vehicle, and accessibility through facilities being in close proximity to a village and their accessibility by means other than private motor vehicle.

Positive impacts will also be realised for landscape where proposals to upgrade and enlarge existing community facilities and village halls or to create new ones will be supported subject to satisfactory siting, design, materials and landscaping.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To combine this policy with 'Community Uses'

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	+	0	0	0	+	+	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would have the same impacts as the preferred policy. Despite this it could be considered confusing to merge the two policies where presumably ADM41 covers identified sites and facilities that will be funded through developer contributions, and ADM42 covers those facilities that come forward on an application basis.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Public perceptions on leisure / community facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)
- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.6 Policy ADM43 – Retention of Local Community Services and Facilities

The Council will seek to maintain all existing community facilities where they meet a locally identified need. Proposals for the change of use of community facilities to other uses will not be permitted unless;

- An independently verified and realistic marketing exercise has been carried out demonstrating beyond all reasonable doubt that the facility is unviable and cannot be made viable in future;
- All other reasonable options for retaining the facility have been considered.
- Proposals for the change of use of health care facilities to other uses will not be permitted unless; proposals are consistent with the service provider's strategy for infrastructure provision in the wider area and/or modernisation programme for delivery of that service or facility.

If a proposal involves the redevelopment of an existing community facility which is still in use, a replacement facility of equal or better quality will be provided.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Medium Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on community cohesion and health through the retention of local community services and facilities where they meet a locally identified need. Proposals for changes of use will have to demonstrate non-viability now and in the future, Parish Council consent, and proposals that involve the redevelopment of an existing community facility which is still in use need to ensure that a replacement facility of equal or better quality will be provided.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - Free market approach – Facilities should be left to develop or be re-developed subject to market conditions.
- Alternative 2 - The retention of existing policies which do not relate to a facility which has already been provided.
- Alternative 3 - Reliance on National Policy to guide development regarding community facilities.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	/	0	0	0	0	0	0	0	0	0	0	0	0
2	/	0	/	0	0	0	0	0	0	0	0	0	0	0	0
3	/	0	/	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 would have uncertain impacts on community facilities and health, where the market alone may not retain facilities and services in areas of identified need, and in line with validating those community requirements of any new housing development.

Alternative 2 will also have uncertain impacts on community facilities and health, where existing facilities and services are not identified as needing retaining.

Alternative 3 is likely to have uncertain impacts on community facilities and health, where the NPPF requires authorities to deal with the retention of community facilities in planning policies.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Public perceptions on leisure / community facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)

- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.7 Policy ADM43a – Health and Wellbeing Impact Assessment

Development proposals will be required to assess their impact upon health and well-being, upon the capacity of existing health services and facilities, the environmental impact and the promotion of health improvement activities.

There is a particular need to improve the scope and capacity of health services in Witham, including the potential for a community hospital to serve the town and nearby villages.

For Use Class C2 developments comprising residential care homes and nursing homes, and Use Class C3 residential developments in excess of 50 units and non-residential developments in excess of 1,000m², this will take the form of a Health and wellbeing Impact Assessment which will measure the wider impact upon healthy living and the demands that area placed upon the capacity of health services and facilities arising from the development.

Where significant impacts are identified, planning permission will be refused unless infrastructure provision and/ or funding to reasonably meet the health service requirements of the development are provided and/ or secured by planning obligations, or by CIL, as appropriate.

The District Council will require Health and wellbeing Impact Assessments to be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as NHS organisations across Essex.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	/	++	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	0	/	++	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	0	/	++	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts where Health and wellbeing Impact Assessments link health services and facilities provision specifically to the individual need of residential development proposals. This ensures that development is not permitted contrary to residents' access to health care and that capacity increases can be funded where relevant to support new communities and permitted growth.

There are uncertain impacts however on housing deliverability, where the policy may act as a barrier to development where an additional stream of contributions is included to support them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 – no policy requirement for development proposals to assess their impact upon health and well-being

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: The alternative of no policy will have no impact on the majority of sustainability objectives. The impacts on health and well-being will be negative however where new residential development in all forms would not be required to contribute to any subsequent need of additional capacity in healthcare facilities.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Distances to healthcare (GP / hospital)
- No. of residential applications refused on grounds of the accompanying Health and Wellbeing Impact Assessment.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.6.8 Policy ADM44 – Community Orchards and Community Woodlands

The following sites are identified for community orchards and community woodlands on the Proposals Map and will be protected for those purposes:

- Community Orchard - Land of Conrad Road, Witham
- Community Woodland - Maldon Road, Witham
- Community Orchard/Woodland – Mollys Wood, Sible Hedingham.
- Community Woodland – Land off Temple Lane, Silver End.

New development will be encouraged where appropriate to make provision for community orchards and community woodlands.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Medium Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on community cohesion and health through the identification of community orchard and woodland in the District. In addition to this, new development will be encouraged where appropriate to make provision for community orchards and woodland.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There may be secondary positive impacts on biodiversity through the identification of community orchard and woodland in the District. In addition to this, new development will be encouraged where appropriate to make provision for community orchards and woodland.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 – A criteria based policy

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	/	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: A criteria based alternative policy would have uncertain impacts on community cohesion and health. The provision of community orchards and woodland are unlikely to come forward on an application basis for which criteria would apply.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Public perceptions on leisure / community facilities
- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.7 Transport

3.7.1 Policy ADM45 – Sustainable Access for All

Sustainable modes of transport should be facilitated through new developments to promote accessibility and integration into the wider community and existing networks.

Priority should be given to cycle and pedestrian movements and access to public transport.

Therefore, development proposals should provide, where appropriate, provision for:-

- Cyclists, through safe design and layout of routes integrated into new development and the wider cycle network and provision of secure cycle parking and where appropriate changing facilities.
- Pedestrians (including disabled persons and those with impaired mobility), through safe, accessible, direct and convenient design and layout of routes within the new development and wider pedestrian network. Safeguarding existing Public Rights of Way and promoting enhancements to the network, where appropriate, to offer walking and cycling opportunities.
- Public transport, through measures that will improve and support public transport and provide new public transport routes.
- Community transport, through the implementation of Travel Plans where appropriate (for example including measures that will promote car pools, car sharing and voluntary community buses, community services and cycle schemes).
- Servicing and emergency vehicles.
- Facilities for charging plug-in and other ultra-low emission vehicles.

Development will be required to be consistent with and contribute to the implementation of the 'Essex Transport Strategy' Local Transport Plan for Essex.

Transport Assessments and Statements will be required in accordance with Essex County Council's Development Management Policies, February 2011 in order to assess the impact of development in terms of highway safety and capacity for both access to the proposed development and the wider highway network. Travel Plans will also be required for proposed development, as appropriate.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	0	++	++	0	0	+	0	0	+	0
Medium Term	+	0	0	0	0	0	++	++	0	0	+	0	0	+	0
Long Term	+	0	0	0	0	0	++	++	0	0	+	0	0	+	0

Significant Effects

There will be positive impacts on safety and community cohesion by promoting integration into the wider community and through the safe design and layouts of cycle and pedestrian routes.

There will also be significant positive impacts on sustainable transport uptake as a result of priority being given to cycle and pedestrian movements and access to public transport. This is also the case for accessibility, where wider access policy is given further detail through the requirements of travel plans in certain instances and through the ECC Transportation development Management Policies.

Positive impacts will also be realised for climate change factors through priority being given to cycle and pedestrian movements and access to public transport, and also appropriate provision of facilities for charging plug-in and other ultra low emission vehicles in development proposals. This will also see positive impacts on air quality.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts on health through pedestrian and cycle routes, where their uptakes become more viable through the successful implementation of the policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - An alternative that defines the scale and type of 'development proposals' to which the policy applies.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	0	0	0	0	+	+	0	0	+	0	0	+	0

Impacts and reasons for rejection: Alternative 1 will have similar impacts as the preferred policy, however with potentially weaker positive impacts surrounding sustainable transport and accessibility. By including the policy criteria of the preferred policy for all development, sustainable transport methods and accessibility will increase across the wider District, and not solely presumably large and more strategic developments.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Access to services and businesses by public transport
- Indices of Multiple Deprivation
- Travel to work methods and flows
- Car ownership
- Network performance on roads
- Public transport punctuality and efficiency
- Indices of Multiple Deprivation – sub-domain scores
- Recorded traffic flows
- Car ownership
- Transport Assessments

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.7.2 Policy ADM46 – Cycle/Pedestrian Network

Financial contributions from development proposals will be sought, where appropriate, towards the construction of the following cycle way routes which are designated on the Proposals Map and links to them:-

Braintree:

- Blackwater Valley Route from Rivermead to Vernon Way
- Convent Lane to River Blackwater
- Edinburgh Gardens to Blake Drive
- Wentworth Crescent to Woolpack Lane
- Julien Court Road to Coggeshall Road
- Warner Drive to Tabor Field
- St Peter's Walk to Panfield Lane
- Woolpack Lane to Rana Drive
- Coldnailhurst Avenue to Friars Lane/Rana Drive
- Rayne Road to Guernsey Way
- Rifle Hill to Skitts Hill
- Rose Hill to St Johns Avenue
- Millennium Way Roundabout to Cressing along the B1018
- Pods Brook Road to London Road
- Charter Way to Mill Park Drive along Brain Valley
- Warner Drive to Malyon Close

Witham:

- Cypress Road to Motts Lane
- Motts Lane to Colchester Road and A12
- Conrad Road to Cressing Road
- Spring Lodge to Flora Road
- Rosebay Close to Flora Road
- Howbridge Road to Dengie Close
- Spa Road to Blunts Hall Road

- Catholic Bridge to Chess Lane
- Kings Chase to Witham Park/ Witham River Walk
- Rickstones Playing Field - Dorothy Sayers Drive to Cypress Road
- Chess Lane to Colchester Road
- Maldon Road to Blackwater Lane / Whetmead Nature Reserve
- Maldon Road via Constance Close to River Brain
- Maltings Lane Development Cycleways
- A12 between Witham, Rivenhall End and Kelvedon

Halstead:

- Central Piling Factory Site off Colchester Road, to River Walk

Hatfield Peverel:

- Part of Maldon Road and Wickham Bishops Road.

Sible Hedingham:

- Premdor/Rockways to Station Road

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	+	0	0	0	++	++	0	0	0	0	0	0	0
Medium Term	0	0	+	0	0	0	++	++	0	0	0	0	0	0	0
Long Term	0	0	+	0	0	0	++	++	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on health as a result of the identified cycle and pedestrian routes.

There will be significant positive impacts on sustainable transport uptake and accessibility as a result of the identified cycle and pedestrian routes.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Impacts on sustainable transport uptake and accessibility will be strengthened in accumulation with Policy ADM45.

There will be small secondary positive impacts on air quality where walking and cycling uptake is increased as a result of the policy in conjunction with Policy AD45. This may reduce the use of private vehicle use for short journeys in the main towns.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To have no policy and rely on a CIL document.
- Alternative 2 - To have no policy and/or no mention of specific schemes.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have no impacts on relevant sustainability criteria where a CIL Infrastructure Plan is scheduled.

Alternative 2 would have no impact on any of the sustainability objectives at this stage. In listing the identified schemes for the cycle/pedestrian network, the plan conforms to the requirement to do identify priority areas for infrastructure in the NPPF.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Access to services and businesses by public transport
- Indices of Multiple Deprivation
- Travel to work methods and flows
- Car ownership
- Public transport punctuality and efficiency
- Indices of Multiple Deprivation – sub-domain scores
- Recorded traffic flows
- Car ownership

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.7.3 Policy ADM47 – Parking Provision

Development will be required to provide vehicular and cycle parking in accordance with the Council's adopted Vehicle Parking Standards. Existing car parks at the following locations are allocated on the Proposals Map for car parking and will be protected for that purpose:

- Bures Railway Station
- Hatfield Peverel Railway Station
- Kelvedon Railway Station
- Witham – Cut Throat Lane, Easton Road and White Horse Lane
- A new car park is proposed on the site of Eckard House, Easton Road, Witham
- A new car park is proposed on part of the site of the Bramston Sports Centre Witham.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on sustainable transport uptake where although the policy can be viewed as stimulating car use, half of the locations of the car parks identified are predominantly for those requiring adequate car and cycle parking links for railway stations.

Positive impacts will also be realised for inclusive accessibility through parking provision at the identified locations. The listed locations represent access to wider transport interchanges and public transport.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be no secondary, cumulative or synergistic effects as a result of this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To have no policy; the VPS have been subject to SA/SEA.
- Alternative 2 - To have no protection of specific car parks and instead criteria for those that require protection.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	+	0	0	/	+	0	0	0	0	0	0	0

Impacts and reasons for rejection: There will be no impacts on the sustainability objectives as a result of Alternative 1. Although the VPS has been subject to SA/SEA, there is a need to identify parking provision in the District specifically, and in many cases to stimulate wider sustainable travel options.

There would be similar positive impacts to the preferred policy as result of Alternative 2. A criteria based policy would however need to apply specifically to the identified areas in order to maximise sustainability in terms of public transport interchanges.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Access to services and businesses by public transport
- Indices of Multiple Deprivation

- Travel to work methods and flows
- Car ownership
- Public transport punctuality and efficiency
- Indices of Multiple Deprivation – sub-domain scores
- Recorded traffic flows
- Car ownership

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.7.4 Policy ADM48 - Transport Related Policy Areas

The areas at Galleys Corner between Braintree and Tye Green and east of Panners Roundabout between Braintree and Great Notley are allocated as 'Transport Related Policy Areas' on the Proposals Map. These are gateways into Braintree and therefore the quality of design is important. Measures to improve the sustainability of these areas will also be sought including through better on-site energy efficiency and better connectivity to nearby settlements for cyclists and pedestrians. The improvement of these areas by substantial planting and landscaping will be a requirement of any permission that is granted. Buildings will not be permitted to cover more than 20% of the site area.

Strict control will be exercised over development in these areas, which will be restricted to the following categories of uses:

1. Transport-related development – overnight accommodation, petrol filling station, motorists' café/restaurant

At Galleys Corner Roundabout

2. Existing garden centre and ancillary uses
3. Existing established haulage depots at Long Green

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	+	0	0	0	+	0	0	0	+
Medium Term	0	0	0	0	0	0	+	0	0	0	+	0	0	0	+
Long Term	0	0	0	0	0	0	+	0	0	0	+	0	0	0	+

Significant Effects

There will be positive impacts on landscape through the requirement that the identified areas contribute to a gateway into the town and therefore adhere to quality of design and substantial planting and landscaping.

There will also be small positive impacts associated with energy efficiency and promoting sustainable transport methods in the form of walking and cycling.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF / Use Classes Order (2012/2013)

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	/

Impacts and reasons for rejection: The preferred policy specifies the quality that is required of the identified development, and as such the alternative may not deliver these benefits in terms of landscapes.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.7.5 Policy ADM49 - New Road Schemes

The following road schemes are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:-

- A131 Halstead bypass (the bypass route has not been surveyed or designed. The corridor shown on the Proposals Map is therefore a diagrammatic route only, which would be subject to change).
- Second road access into Witham Station Car Park from Station Road
- A new road link to Cut Throat Lane/Albert Road Witham

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	/
Medium Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	/
Long Term	0	0	0	0	0	0	+	+	0	0	0	0	0	0	/

Significant Effects

There will be a small positive impact on sustainable transport uptake by increasing access to Witham Railway Station. This makes public transport options more viable.

There will also be positive impacts on accessibility through the identified new road schemes. The policy allows better access to Witham Railway Station, and for those travelling to the north of the District on the A131.

There will be uncertain impacts however on landscapes and townscapes as a result of the proposed A131 Halstead By Pass. The presence of a new stretch of A-road is likely to have negative impacts on landscape; however the alleviation of traffic through Halstead Town Centre is also likely to have positive impacts on townscape.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be uncertain secondary impacts on the vitality and viability of Halstead town centre. Where passing trade currently exists due to a lack of a by-pass, this will be reduced in its delivery. Despite this, the attractiveness of the town centre as a destination will increase and there will be positive cumulative impacts in conjunction with ADM36 and AMD47.

There is likely to be positive secondary impacts on air quality resulting from the two proposed new road schemes, at both Witham Railway Station and Halstead Town Centre, where congestion is reduced.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and await the Implementation Plan of the LTP.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	/	0	0	0	0	0	/	0

Impacts and reasons for rejection: There will be uncertain impacts on accessibility and air quality as a result of the alternative. At present, only strategic issues have been covered in the Local Transport Plan 2011 and The Implementation Plan element is to follow shortly.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Access to services and businesses by public transport
- Indices of Multiple Deprivation
- Travel to work methods and flows
- Car ownership
- Public transport punctuality and efficiency
- Indices of Multiple Deprivation – sub-domain scores
- Recorded traffic flows
- Car ownership
- Pedestrian footfall count

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8 Environment

3.8.1 Policy ADM50 – Landscape Character

The Council will maintain and seek to enhance the locally distinctive characters within the District. Proposals for development should be informed by, and be sympathetic to, the distinctive character areas and sensitivities to change set out in the Landscape Character Assessment. Development proposals should demonstrate that their location, scale design and materials will protect, conserve and enhance:

- a. The special qualities and local distinctiveness of the area (including its historical, geographical, biodiversity and cultural character);
- b. Local character through appropriate design and management;
- c. Gaps between settlements, and their landscape setting;
- d. The pattern of distinctive landscape features and habitats of an area such as trees, hedgerows, woodlands, grasslands, ponds and rivers with features being connected where appropriate.
- e. Visually sensitive skylines, ridgelines, hillsides, valley sides and geological features, the naturally dark rural landscape at night;
- f. Important views;
- g. Views into and out of, heritage assets.

Development proposals must be designed to ensure that the condition and future retention of existing landscape features and habitats, in close proximity to the development, will not be prejudiced.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	++
Medium Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	++
Long Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	++

Significant Effects

There will be positive impacts on biodiversity where the policy actively seeks to maintain or enhance habitats such as trees, hedgerows, woodlands, grasslands, ponds and rivers and the local distinctiveness of areas of biodiversity character.

There will also be positive impacts on cultural heritage and specifically on landscape where the policy actively seeks to maintain or enhance landscape character and the local distinctiveness of areas of historical character.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There may be secondary positive impacts relating to cultural identity.

There may be secondary positive impacts relating to access to green infrastructure and health related benefits.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To rely on the policies set out in national guidance and in Core Strategy policies CS5 Countryside and CS8 Natural Environment and Biodiversity.
- Alternative 2 - To leave the detail of the consideration of the Landscape Character Areas to an SPD.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	/	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would rely on policies within the adopted Core Strategy, which was subject to SA/SEA. As such, alternative 1 will have no additional impacts beyond those identified in the SA/SEA of the adopted Core Strategy. The presence of a Development Management Policy strengthens the importance of landscape character on an application basis, as opposed to being just a strategic issue.

Alternative 2 is largely uncertain; however alternative 1 suggests that the Sustainability Objectives would be positively impacted through the implementation of the Core Strategy prior to adoption of any such SPD. Positive impacts are likely to increase over time with the implementation of the SPD.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.
- Number and extent of field boundaries affected.
- Development on PDL
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

The policy could refer to the historic landscape character to more closely align with this Sustainability Objective.

3.8.2 Policy ADM51 – Protection of Biodiversity and Geodiversity and Protected Species

Development proposals that would have a direct or indirect adverse effect on Local Nature Reserves, Local Wildlife Sites, Regionally Important Geological/Geomorphological sites or protected species will not be permitted unless it can be clearly demonstrated that;

- The benefits of the development clearly outweigh the impacts on the features of the site and the wider landscape

- Appropriate mitigation or compensatory measures are provided

Where there is a reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence, and if present, the proposals must make provision for their needs through;

- Facilitating the survival of local populations of the species in accordance with the guidance set out by Natural England

- Avoiding disturbance of protected species or where this is not possible, minimising disturbance, of protected species

- Providing complementary habitats

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Medium Term	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Long Term	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on biodiversity through the criteria outlined in this policy.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There may be secondary impacts relating to access to green infrastructure and health related benefits.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To rely on national guidance and protection in environmental law and policy CS8 Natural Environment and Biodiversity of the Core Strategy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 would rely on policy CS8 within the adopted Core Strategy, which was subject to SA/SEA. As such, Alternative 1 will have no additional impacts beyond those identified in the SA/SEA of the adopted Core Strategy. The presence of a Development Management Policy strengthens the importance of biodiversity and geodiversity protection on an application basis, as opposed to being just a strategic issue.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Achievement of Biodiversity Action Plan targets
- Ecological potential assessments
- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.3 Policy ADM52 – Built Development in the Countryside

New buildings for agriculture, forestry or equestrian facilities will only be permitted where there are no existing buildings which, through re-use or conversion, may be capable of meeting the identified need demonstrated to the satisfaction of the Council.

New buildings, where they are necessary, should be well related to existing buildings and of a scale commensurate to the identified need. In all cases development will only be permitted where;

- It will not have a detrimental impact on the landscape character, nature conservation interests or any adjacent residential area;
- It is satisfactory in terms of scale and level of activity with its location and any neighbouring residential amenity;
- The vehicle type and movements generated by a new building should be able to be safely accommodated on the existing road network without detriment to the character of the local area;
- The design should be sympathetic to its position in terms of scale, materials, colour and architectural detail with appropriate landscaping
- New buildings should have no detrimental impact on any heritage asset, or its settings.
- No additional residential accommodation is consequently required to supervise the facilities.

Applications for equestrian facilities must also show that there is adequate off- road riding facilities located on site, or that there are bridleways, byways, or minor roads in the vicinity, suitable for horse riders which can be accessed without the use of heavily trafficked roads.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	/	/	0	0	+	+	-	+	0	+	0	0	0	0	+
Medium Term	/	/	0	0	+	+	-	+	0	+	0	0	0	0	+
Long Term	/	/	0	0	+	+	-	+	0	+	0	0	0	0	+

Significant Effects

There will be uncertain impacts on community facilities where much relies on the intended use of the built development and the proximity where residential to community facilities.

There will also be uncertain impacts on housing where much relies on the intended use of the built development and where residential, the affordability and tenure of any new housing.

There will be a positive impact however on economic growth through the criteria relating to rural diversification in the policy.

There will also be positive impacts on biodiversity where the policy seeks to ensure that any new development does not have a detrimental impact on nature conservation interests.

Positive impacts will also be realised for accessibility where the policy seeks to ensure that increased vehicle movements generated on site can be accommodated; and landscapes where the policy seeks to ensure any new development does not have a detrimental impact on the landscape character.

There will be a positive impact on cultural heritage where new buildings should have no detrimental impact on any heritage asset, or its settings.

There will negative impacts however on sustainable transport where the policy does not seek to ensure development is accessible via sustainable transport modes.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There would be positive cumulative impacts on housing criteria through the implementation of this policy alongside Policy ADM4.

The cumulative impact of this Policy applied alongside Policy ADM19 and ADM45 would have positive impacts on sustainable transport criteria.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To exclude this policy and rely upon Core Strategy Policy CS5 and national guidance in the NPPF.
- Alternative 2 - Include the wording: 'Proposals for intensive livestock breeding and farming which may generate noise, smells or other kinds of pollution will not be considered within 250m of a in close proximity to residential dwellings. Where a proposed agricultural development requires approval by a third party, prior to commencing its stated use, the approval should be obtained based on the proposed application site, prior to the determination of the application. If full approval is not possible at this stage, sufficient information should be provided from the third party, to satisfy the LPA that its proposed use will not require later material alterations to the site.'

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	/	/	0	0	+	+	-	+	0	0	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would rely on Policy CS5 within the adopted Core Strategy, which was subject to SA/SEA. As such, Alternative 1 will have no additional impacts beyond those identified in the SA/SEA of the adopted Core Strategy. The presence of a Development Management Policy strengthens the importance of built development in the Countryside on an application basis, as opposed to being just a strategic issue.

Alternative 2 will see no change in impacts from the preferred policy with the inclusion of the additional policy wording.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.
- Number and extent of field boundaries affected.
- Development on PDL

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.4 Policy ADM53 – Farm Diversification

Farm diversification schemes will be permitted, providing they meet the following criteria;

- The proposal is a subsidiary component of the farm enterprise and contributes to the continuing viability of the farm as a whole, retaining existing or providing new employment opportunities and services for the local community without the loss of the best and most versatile agricultural land;
- The scale and nature of the proposal must be appropriate to its rural location and there would be no detrimental effect on the amenity of nearby residents or the surrounding landscape character;
- Existing buildings are re-used wherever possible. New buildings where they are necessary should be appropriate in scale, form, impact, character and siting to their rural location and should be located within or adjoining an existing group of buildings;
- It does not generate traffic of a type or amount inappropriate for the surrounding rural road network;
- The proposal will not be likely to require new dwellings within the countryside to support the enterprise either at the time of first submission or at any future date.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	/	-	+	0	0	0	0	0	0	+
Medium Term	0	0	0	0	+	/	-	+	0	0	0	0	0	0	+
Long Term	0	0	0	0	+	/	-	+	0	0	0	0	0	0	+

Significant Effects

There will be positive impact on economic growth through those criteria relating to rural diversification in the policy.

There will also be positive impacts on landscapes where the policy seeks to ensure any new development does not have a detrimental impact on the landscape character; and accessibility where the policy seeks to ensure that increased vehicle movements generated on site can be accommodated.

There will be uncertain impacts on biodiversity where farm diversification schemes may be approved to the detriment of any habitats or protected species. This will vary in specific schemes and proposals.

There will be negative impacts however on sustainable transport where the policy does not seek to ensure development is accessible via sustainable transport modes. This may be of particular relevance to those schemes that seek diversification to recreation, leisure, tourism or retail uses.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

The cumulative impact of this Policy applied alongside Policy ADM19 and ADM45 would be positive in regards to sustainable transport criteria.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To not have a policy on farm diversification.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	/	/	/	/	0	0	0	0	0	0	/

Impacts and reasons for rejection: Without Policy ADM53 the NPPF and Core Strategy Policy CS5 would provide the only policy guidance on the issue of farm diversification. As such, impacts on economic growth in rural areas / the countryside will be uncertain, as will those impacts surrounding biodiversity, sustainable transport, accessibility and landscapes.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.
- Number and extent of field boundaries affected.
- Development on PDL
- Proportion of business in rural locations

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.5 Policy ADM53A – Redundant or Disused Buildings in the Countryside

The conversion of agricultural buildings in the countryside for business uses will be permitted providing that:-

1. The proposed use is satisfactory in terms of scale and level of activity with its location and any neighbouring residential amenity.
2. Safe and satisfactory vehicle access and egress and manoeuvring space can be provided together with adequate vehicle parking in line with the Council's standards.

3. The scale and frequency of traffic generated can be accommodated on the road system without adverse effects on the road system itself, residential amenity or the character of the countryside.

4. Buildings must be of substantial construction and capable of conversion.

Conversion of existing buildings for residential use may be acceptable if the development meets all the criteria set out above plus either of the following criteria;

1. The property/site has been marketed for a range of countryside uses and commercial purposes to the satisfaction of the Council,

- At a reasonable market rate

- On flexible terms

- For at least 6 months

and that the outcome of that marketing demonstrates that the use of the building for countryside uses of commercial purposes is unviable.

2. The proposed scheme would lead to a significant enhancement to the immediate setting of a redundant or disused building.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	/	/	+	0	/	0	0	0	0	+
Medium Term	0	0	0	0	+	/	/	+	0	/	0	0	0	0	+
Long Term	0	0	0	0	+	/	/	+	0	/	0	0	0	0	+

Significant Effects

There will be positive impacts on prosperity and economic growth where the policy does not restrict the conversion of agricultural buildings in the countryside for business uses, should the proposal conform to the policy criteria and be subject to the necessary marketing exercise.

There will also be positive impacts on accessibility where two criteria exist regarding accessibility to new business uses and also minimising the impact of additional traffic as a result of schemes.

There will be positive impacts also on landscapes where conversion of redundant or disused agricultural buildings can be expected to have some positive aesthetic effects and the proposed scheme would lead to a significant enhancement to the immediate setting.

There will be uncertain impacts on biodiversity where negative impacts may be realised in specific schemes where redundant or disused agricultural buildings have become wildlife habitats and/or habitats for protected species, however these impacts will be eliminated through criteria of Policy ADM51. Similarly, there is no criterion related to heritage assets, although it is acknowledged that Policy ADM66 would seek to eliminate those impacts in those circumstances.

There will be uncertain impacts on sustainable transport uptake through no criteria that specifies that changes to business uses would have to be accessible by sustainable transport. Despite this, the criterion that the proposed use would have to be satisfactory in terms of scale and level of activity with its location ensures that no scheme likely to result in large movements of traffic is approved.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

Potential negative impacts on biodiversity realised where redundant or disused agricultural buildings have become wildlife habitats and/or habitats for protected species, are eliminated in indirect synergy with Policy ADM51. Similarly, impacts on heritage assets are eliminated in accumulation with Policy ADM66.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To not have a policy on redundant or disused buildings in the countryside

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	0	0	/	/	/	/	0	/	0	0	0	0	/

Impacts and reasons for rejection: Without Policy ADM53A there is likely to be uncertain impacts on the rural economy through the permission of schemes unsuitable to rural locations. Although positive economic impacts may be greater with no identified policy, there is a heightened possibility for negative associated impacts on accessibility, landscapes and also community cohesion.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Developments permitted contrary to Landscape Character Assessment 'sensitivities to change'.
- Development on PDL
- Proportion of business in rural locations

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.6 Policy ADM54 – Protected Lanes

The District Council will seek to conserve the traditional landscape and nature conservation character of roads designated on the Proposals Map as Protected Lanes, including their verges, banks and ditches and natural features such as hedgerows and other structural elements contributing to the historic features of the lanes. Any proposals that would adversely affect the physical appearance of these protected lanes, or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of the protected lane, will not be permitted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Short Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	+	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on biodiversity where the policy conserves protected lanes and the biological assets within them and by refusing proposals that would generate traffic of a type or volume inappropriate to the conservation of lanes. There will also be positive impacts on cultural heritage through the conservation and maintenance of protected lanes; and landscapes through the conservation and maintenance of protected lanes and their contribution to landscape value.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - More descriptive criteria to define adverse impacts on physical appearance.
- Alternative 2 - No policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	+	0	0	0	+	0	0	0	0	+
2	0	0	0	0	0	/	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would have no further positive or negative impacts on the Sustainability Objectives as that of the preferred policy, through more descriptive criteria to define adverse impacts on physical appearance.

There would be uncertain impacts on biodiversity, cultural heritage and landscapes should there be no specific policy on protected lanes. The issue is not adequately covered under strategic policy in the adopted Core Strategy, or in the NPPF relevant to Braintree District's requirements.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Achievement of Biodiversity Action Plan targets
- Ecological potential assessments
- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.7 Policy ADM55 – Energy Efficiency

All proposals for residential development will be required to comply with the minimum level Code 3 for Sustainable Homes (or equivalent replacement standard), until CO2 reduction targets are met or exceeded by National Building Regulations Standards, at which point revised Code for Sustainable Homes levels (or equivalent replacement standard) will apply.

All other proposals for development over 500sqm will be required to comply with the minimum level 'very good' for BREEAM standards (Building Research Establishment Environmental Assessment Method).

New development proposals must demonstrate the use of energy conservation and efficiency measures, unless it can be demonstrated that such provision is not technically or economically viable. Such measures include, but are not limited to: adequate provision for recycling of waste within developments, sustainable construction materials and methods, site layout and building orientation, natural light and ventilation, air tightness, reducing water consumption and increasing water recycling in order to contribute to the reduction in their total energy consumption. Tree planting will also be encouraged to improve air quality, absorb carbon and to provide shading.

Opportunities for decentralised energy networks will be encouraged and promoted where possible to reduce carbon emissions.

For listed buildings, energy efficiency should be improved as far as reasonably practical. The work should not prejudice the character of the building or increase the risk of long term deterioration of the building fabric or fittings.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	++	+	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	+	++	+	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	+	++	+	0	0	0

Significant Effects

There will be significant positive impacts on climate change criteria through an adherence to energy efficiency standards.

There will also be a positive impact on water consumption relating to a requirement for its reduction.

There will also be a positive impact on cultural heritage. The policy benefits from including a criterion regarding the compatibility of energy efficient measures and listed buildings. Where work should not prejudice the character of the building or increase the risk of long term deterioration of the building fabric or fittings, there will be positive impacts on cultural heritage where better energy efficiency can be seen to safeguard the long term condition of designations and minimise deterioration.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There is potential for secondary impacts relating to the application of the policy across tenures positively impacting upon fuel poverty.

There will be a secondary positive impact where the use of trees to improve air quality is included and noted within the text of the policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To adopt more aspirational Sustainable Homes and BREEAM standards.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0

Impacts and reasons for rejection: Alternative 1 has not been appraised as any more or less sustainable as the policy as written. It is worth noting that any more stringent application of standards may face challenges in terms of viability.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Carbon Dioxide emissions
- Energy consumption GWh/households
- Percentage of energy supplied from renewable sources.
- Code for Sustainable Homes certificates

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.8 Policy ADM56 – Renewable Energy

Proposals for renewable energy schemes and the integration of renewable energy generation into new developments will be supported by the District Council providing the benefit in terms of low carbon energy generating potential outweighs harm caused to landscape, nature conservation, or heritage assets, including the setting of heritage assets. Renewable energy schemes will also need to demonstrate that they will not result in unacceptable impacts in terms of, for example, local amenity, noise, shadow flicker, reflection, distance from power lines and public rights of way, air traffic and safety, Ministry of Defence operations, electromagnetic transmissions, water course engineering and hydrological impacts; pollution; and will not result in an unacceptable cumulative impact on the above factors. Schemes will also need to demonstrate that the cumulative landscape and visual impact of the scheme and other schemes within the zone of visual influence will not be unacceptable.

A condition will be attached to planning consents for energy development schemes to ensure the site is restored when energy generation use ceases or becomes non-functioning for a period of 6 months.

Impact on SA/SEA Objectives

Sustainability Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	+	0	0	/	0	0	0	/	++	+	+	0	/
Medium Term	0	0	+	0	0	/	0	0	0	/	++	+	+	0	/
Long Term	0	0	+	0	0	/	0	0	0	/	++	+	+	0	/

Significant Effects

There will be significant positive impacts on climate change with regard to renewable energy.

There are likely to be uncertain impacts on biodiversity, cultural heritage, and landscape where renewable energy schemes that may harm these features may still be acceptable and permitted.

There will be positive impacts on health and water related criteria where schemes will need to demonstrate that they will not result in unacceptable impacts in terms of amenity, noise, pollution, water course engineering and hydrological impacts, and reducing the risk of flooding. Proposals will need to demonstrate that they will not result in unacceptable impacts in terms of these factors.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 – A more restrictive policy as per the previous iteration of the SADMP.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	+	0	0	+	0	0	0	+	+	+	+	0	+

Impacts and reasons for rejection: A more restrictive policy is less likely to support more types of renewable energy schemes, however there would be more positive impacts on health, biodiversity, cultural heritage and landscapes where these features are offered a higher level of protection in the first instance contrary to the delivery of renewable energy schemes.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Carbon Dioxide emissions
- Percentage of energy supplied from renewable sources.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.9 Policy ADM57 – Contaminated Land

An applicant proposing development on, or near a site, where contamination may potentially exist, should carry out sufficient investigation, so as to establish the nature and extent of the contamination and should have regard to:

- a. findings of a preliminary land contamination risk assessment (including a desk study, conceptual model and initial assessment risk);
- b. compatibility of the intended use with condition of land;
- c. the environmental sensitivity of the site;

Results should be submitted to the District Council as part of the planning application.

Development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination so as not to:

- Expose the occupiers of the development and neighbouring land uses, including in the case of housing, the users of gardens, to unacceptable risk;
- Threaten the structural integrity of any building built, or to be built on or adjoining the site;
- Lead to contamination of any watercourse, water body or aquifer;
- Cause the contamination of adjoining land, or allow such contamination to continue;
- Have an adverse effect upon natural habitats and ecosystems.
- Have an adverse effect upon protection of heritage assets, above or below ground. Appropriate evaluation of the heritage assets would be required.

Where possible, contamination should be treated on site.

Any permission for development will require that the remedial measures explain how and when they will be implemented and any arrangements for monitoring the effectiveness of the required actions will be agreed with the authority.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	+	0	0	+	0	0	0	+	0	+	0	0	0
Medium Term	0	0	+	0	0	+	0	0	0	+	0	+	0	0	0
Long Term	0	0	+	0	0	+	0	0	0	+	0	+	0	0	0

Significant Effects

Implementation of this policy is likely to result in positive impacts in terms of health within new developments where development will not be permitted should it expose the occupiers of the development and neighbouring land uses to unacceptable risk.

There will also be a positive impact on natural habitats and ecosystems where required investigation will be required on the environmental sensitivity of the site. There will also be positive

impacts regarding the effects development may have on the potential water contamination of any watercourse, water body or aquifer through appropriate treatment measures.

There will also be positive impacts on cultural heritage, where development will not be permitted should it have an identified adverse effect upon protection of heritage assets, above or below ground unless practicable and effective measures are taken to treat, contain or control any contamination that may affect these assets.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There may be secondary positive impacts on health through a reduction in currently contaminated land.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

Sustainability Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	0	0	+	0	0	+	0	0	0	+	0	+	0	0	0	

Impacts and reasons for rejection: There will be similar impacts as the preferred policy resulting from Alternative 1, in so far remediation and treatment is concerned. The preferred policy however, details specific actions for developers in the submission of planning applications to the Council, which are likely to speed up the planning process.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Percentage of water bodies at good ecological status or potential
- Percentage of water bodies assessed at good or high biological status
- Percentage of water bodies assessed at good chemical status
- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.10 Policy ADM58 – Development Likely to Give Rise to Pollution, or the Risk of Pollution

Planning permission will only be granted for development including changes of use which will, or could potentially, give rise to polluting emissions to land, air and water, or harm to nearby residents including noise, smells, fumes, vibration or other similar consequences, when

- adequate preventative measures have been taken to ensure that any discharges or emissions, including those which require the consent of statutory agencies, will not cause harm to land use, including the effects on health and the natural environment;

- adequate preventative measures have been taken to ensure that there is not an unacceptable risk of uncontrolled discharges or emissions occurring, which could cause harm to land use, including the effects on health and the natural environment.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	0	0	+	0	0	0	0	0	+	0	+	0
Medium Term	+	0	+	0	0	+	0	0	0	0	0	+	0	+	0
Long Term	+	0	+	0	0	+	0	0	0	0	0	+	0	+	0

Significant Effects

Implementation of this policy is likely to result in positive impacts in terms of safety within new developments.

There will also be a positive impact on health where permission will only be granted to applications that include adequate preventative measures to ensure that there is no, nor an unacceptable risk of, uncontrolled discharges or emissions occurring, which could cause harm to land use, including the effects on health and the natural environment. This is also the case for the natural environment and biodiversity objective.

There will be a positive impact on water related criteria where planning permission will only be granted for development including changes of use, which will, or could potentially, give rise to polluting emissions to water; and air quality where planning permission will only be granted for development including changes of use, which will, or could potentially, give rise to polluting emissions to air.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - An alternative that is more prescriptive on mitigation criteria.
- Alternative 2 - An alternative that specifies criteria to ensure that development is appropriate for its location.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	+	0	0	+	0	0	0	0	0	+	0	+	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1, in including more prescriptive mitigation criteria, is unlikely to have any differences in impacts as the preferred policy. There are many different types and levels of pollution that can arise from development proposals, and a policy that is

prescriptive on mitigation criteria is likely to be extensive, or possibly set precedence for negative impacts through any absences.

Alternative 2 will have no direct impact on any of the sustainability objectives. Other policies in the plan are more closely concerned with locational criteria for development of different types and in different settlements (within the Settlement Hierarchy of the adopted Core Strategy). Additionally, pollution is more closely aligned to development types and scales, and it is accepted that pollution will occur regardless of the proximity to sensitive receptors. The preferred policy seeks to mitigate pollution from the wider natural environment as well as human health.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Percentage of water bodies at good ecological status or potential
- Percentage of water bodies assessed at good or high biological status
- Percentage of water bodies assessed at good chemical status
- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)
- Indices of Multiple Deprivation – Health and Disability sub-domain scores

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.8.11 Policy ADM59 – External Lighting

Proposals for external lighting which require planning permission will only be permitted if:

- The lighting is designed as an integral element of the development;
- Low energy lighting is used in conjunction with features such as movement sensors, daylight sensors and time controls;
- The alignment of lamps and provision of shielding minimises spillage, glare and glow, including into the night sky;
- The lighting intensity is no greater than necessary to provide adequate illumination; and
- There is no loss of privacy or amenity to nearby residential properties and no danger to pedestrians and road users;
- There is no harm to natural ecosystems and heritage assets;
- Consideration is given to time management and limiting the hours of use for external lighting of all development.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0
Medium Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0
Long Term	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0

Significant Effects

There will be a positive impact on safety through both the use of lighting, and implementation of the 5th criterion which seeks to ensure no danger to pedestrians and road users.

There will also be positive impacts on biodiversity and cultural heritage with regard to the 6th criterion of Policy ADM59 ensuring that there is no unacceptable harm to natural ecosystems and heritage assets.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts associated with landscapes and townscape through the implementation of these development controls.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - A less prescriptive policy.
- Alternative 2 - No policy.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	/	0	0	0	0	/	0	0	0	/	0	0	0	0	0
2	-	0	0	0	0	-	0	0	0	-	0	0	0	0	0

Impacts and reasons for rejection: There will be uncertain impacts resulting from Alternative 1 from a less prescriptive policy, where it is possible that associated negative impacts might not be accounted for.

There will be negative impacts associated with Alternative 2 where no policy in place can be seen to not account for potential negative impacts at all.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)
- Indices of Multiple Deprivation – Health and Disability sub-domain scores

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9 Design, Conservation and Listed Buildings

3.9.1 Policy ADM60 - Layout and Design of Development

The Council will seek a high standard of layout and design in all developments, large and small, in the District. Planning permission will only be granted where the following requirements are met:-

- The scale, layout, density, height and massing of buildings and overall elevation design should reflect, or enhance, local distinctiveness and shall be in harmony with the character and appearance of the surrounding area; including their form, scale and impact on the skyline in the locality and on the building line;
- Buildings, open areas, circulation spaces, and other townscape and landscape areas shall be of a high standard of design and materials;
- There shall be no undue or unacceptable impact on the amenity of any nearby residential properties;
- Designs shall recognise and reflect local distinctiveness and be sensitive to the need to conserve local features of architectural, historic and landscape importance, particularly within Conservation Areas and in proximity to listed buildings, parks and gardens of historic interest, ancient monuments and sites of archaeological importance;
- Both the overall planning and detailed design shall incorporate measures to ensure the recognised national standards for environmental sustainability throughout the construction, occupation and demolition of the development; in relation to energy conservation, water efficiency, waste separation (Internal and external), climate change, flood resilient and resistant construction, and the use of materials with low overall energy requirements;
- Designs and layouts shall promote a safe and secure environment, crime reduction and prevention, and shall encourage the related objective of enhancing personal safety; with the maximum amount of natural surveillance of roads, paths and all other open areas and all open spaces incorporated into schemes;
- Landscape design shall promote and enhance local biodiversity;
- The design and level of any lighting proposals will need to be in context with the local area, comply with national policy and avoid or minimise glare, spill and light pollution;
- Use of sustainable modes of transport are promoted in the design and layout of new development, the highway impact is assessed and the resultant traffic generation and its management shall seek to address safety concerns and avoid significant increases in traffic movement, particularly in residential areas;
- Proposals for the long term maintenance of public areas, landscaping and highways are included.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	+	+	+	0	+	+	+	+	0	+
Medium Term	+	0	0	0	0	+	+	+	0	+	+	+	+	0	+

Long Term	+	0	0	0	0	+	+	+	0	+	+	+	+	0	+
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Significant Effects

There will be a positive impact on safety through the criterion that includes design and layout to promote a safe and secure environment. Criteria in the policy also respond directly to, and have positive impacts on biodiversity, sustainable transport, accessibility, cultural heritage, climate change factors, water, flooding and landscapes.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - Adopt and rely on the Essex Design Guide/Urban Place Supplement to cover the policy content.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	0	0	0	+	+	+	0	+	+	+	0	0	+

Impacts and reasons for rejection: There will be similar impacts resulting from reliance on the Essex Design Guide / Urban Place Supplement as stipulated in Alternative 1. Despite this, the policy connects design and layout with other wider planning related requirements and opportunities relevant to the District, maintenance requirements, and sets out criteria for developers. The policy also acts to cumulatively strengthen other policies in the plan.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Street level crime statistics
- Pedestrian footfall count
- Indices of Multiple Deprivation
- Travel to work methods and flows

Proposed Mitigation Measures / Recommendations

There is a possible inconsistency with this policy and the content of ADM19 in regards to sewerage and sewer connection. Sewer connection is not just an issue relevant to employment development/areas and as such it could be considered for inclusion as a policy criterion.

3.9.2 Policy ADM61 – Outdoor Advertisements

Proposals for outdoor advertisements which would be significantly detrimental to the visual amenity of the area, or to public and highway safety, will be refused.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on safety where this policy states that proposals for outdoor advertisements which would be significantly detrimental to the visual amenity of the area, or to public and highway safety, will be refused.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be a positive secondary impact where it is acknowledged that implementation of this policy is likely to lead to an improved townscape.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the Control of Advertisement Regulations

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: The Regulations enable local planning authorities to control advertisements where it is justified in the interests of “amenity” and “public safety”.

Impacts on Indicators

The implementation of this policy is unlikely to impact on any of the sustainability indicators.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.3 Policy ADM62 – Shop Fronts

Where applications are submitted for new shop fronts, the Council will use the following guidelines:-

- Display windows should be sub-divided into areas which create proportional harmony and relate to the character and features of the building;
- Traditional materials should be used wherever possible;
- Inappropriate division of the buildings behind their facades will not be permitted;

- Stall risers should always be provided: They should be between 450mm and 700mm high and have a moulded projecting sill, to provide a strong junction with the glass.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage and townscape where the policy encourages high quality design principles.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts on service centre vitality and viability and associated economic growth through more attractive shop fronts and street scenes, and in response higher footfalls.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would rely on paragraph 137 of NPPF which states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'. The alternative would therefore have similar positive impacts as the preferred policy, however it is acknowledged that there is a requirement for the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Pedestrian footfalls

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.4 Policy ADM63 – Preservation and Enhancement of Conservation Areas and Demolition within Conservation Areas

The Council will preserve and encourage the enhancement of the character and appearance of designated Conservation Areas and their settings. These include the buildings, open spaces and areas, landscape and historic features and views into, out from and within the constituent parts of designated areas. Built or other development within, or adjacent to a Conservation Area and affecting its setting will only be permitted provided that:-

- The proposal does not detract from the character, appearance and essential features of the Conservation Area;
- Architectural details on buildings of value are retained;
- Building materials are authentic and complementary to the building's character.

Demolition of an unlisted building or structure will only be granted in the most exceptional circumstances, where the following criteria are fully satisfied:-

- Its removal would not have a negative impact on the street-scene.
- The structure to be demolished makes no contribution to the character or appearance of the conservation area;
- Its removal would be beneficial to the local environment, or infrastructure.
- Demolition works are made conditional upon planning permission being granted and a contract agreed for redevelopment
- Proposals for the site's re-development are included as part of the demolition proposal, which would preserve or enhance the character and appearance of the area.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage where the policy seeks to preserve and enhance conservation areas. This is also the case for impacts on townscapes where the policy seeks to preserve and enhance conservation areas within them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would rely on paragraph 137 of NPPF which states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'. The alternative would therefore have similar positive impacts as the preferred policy, however it is acknowledged that there is a requirement for the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Number and spatial extent of listed buildings
- Percentage of conservation area demolished or otherwise lost.
- Numbers of buildings being removed from the buildings at risk register
- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.5 Policy ADM64 - Fascias and Signs in Conservation Areas

The Council will apply the following policies for the control of fascias and signs in Conservation Areas:-

- Large, or unduly deep, fascias will be discouraged, as they tend to assume bold proportions, which detract from the vertical emphasis of historic and other buildings, particularly if applied across more than one frontage without an interval.
- Lettering and symbols should be in scale with both the building and any board, or structure, on which they are located. They should avoid enlarged type- faces and cramped spacing. Individual cast metal, or cut out, serif letters are considered appropriate, since they should not detract from the major focal interest of the façade and they have the added advantage of strong definition.
- Dominant, or overpowering, signs and those which appear unnecessary and repetitive will be resisted. In particular, many national identity signs are disruptive to domestic scale and inappropriate for conservation areas. Hanging signs may be acceptable, where fascia signs are inappropriate.
- Any undue proliferation of advertisement displays will be opposed and signs above ground floor level will normally be refused.

- All advertisements should be designed as an integral part of the host building, of a size and design, which is in harmony with the character of the Conservation Area.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage where the policy seeks to preserve and enhance conservation areas. This is also the case for impacts on townscapes where the policy seeks to preserve and enhance conservation areas within them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would rely on paragraph 137 of NPPF which states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'. The alternative would therefore have similar positive impacts as the preferred policy, however it is acknowledged that there is a requirement for the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.6 Policy ADM65 - Illuminated Signs in Conservation Areas

The Council will apply the following criteria for the control of illuminated fascia and projecting signs in Conservation Areas:-

- Well designed and proportioned fascia signs will be considered favourably, depending upon the building and the setting, provided that the lettering only is illuminated.
- Wholly illuminated fascia signs, which are badly designed, using high glossed materials and large lettering, out of keeping with the character of the area, or the building on which they are to be displayed, will not be permitted.
- Well- designed hanging signs using traditional materials and lettering will be considered on their merits, in relation to the buildings and the setting. Any illumination necessary shall take the form of discreet external down lighting.
- Projecting and hanging signs should be non-illuminated and at, or just below, fascia level.
- Where illumination is proposed for shop fronts it should always be provided externally.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage where the policy seeks to preserve and enhance conservation areas. This is also the case for impacts on townscapes where the policy seeks to preserve and enhance conservation areas within them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Impacts and reasons for rejection: Alternative 1 would rely on paragraph 137 of NPPF which states that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’. The alternative would therefore have similar positive impacts as the preferred policy, however it is acknowledged that there is a requirement for the policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.7 Policy ADM66 – Alterations and Extensions and Changes of Use to Listed Buildings or Structures and their Settings

Development involving internal, or external alterations, or extensions, to a listed building, or listed structure (including any structures defined as having equivalent status, due to being situated within the curtilage of a listed building) and changes of use will only be permitted when:

- The works or uses do not harm the significance of the setting, character, structural stability and fabric of the building or structure
- The works or uses do not result in the loss of, or substantial harm to, the building or structure’s historic and architectural elements of special significance.
- The works or uses include the use of appropriate materials and finishes.

The Council will seek to preserve and enhance the settings of heritage assets, by appropriate control over the development, design and use of adjoining land.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage where the policy seeks to preserve and enhance Listed Buildings, structures and their settings. This is also the case for impacts on townscapes where the policy seeks to preserve and enhance Listed Buildings, structures and their settings within them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would have uncertain impacts on cultural heritage and townscape where the NPPF states that great weight should be given to assets' conservation and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings, should be wholly exceptional. The preferred policy goes further to include criteria for alterations, extensions and changes of use to Listed Buildings themselves.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Number and spatial extent of listed buildings
- Percentage of conservation area demolished or otherwise lost.
- Numbers of buildings being removed from the buildings at risk register
- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.8 Policy ADM67 – Demolition of Listed Buildings or Structures

Consent for the partial or total demolition of a listed building or structure will only be granted in the most exceptional circumstances, where the following criteria are fully satisfied;

- The demolition is demonstrably unavoidable for structural safety reasons;
- The redevelopment of the site would provide an extraordinary benefit for the local area, which would decisively outweigh the loss resulting from demolition;
- Demolition works are made conditional upon planning permission being granted and a contract agreed, for where redevelopment is intended; at least one month is permitted to record the listed building or structure before demolition, with an appropriate historic building recording brief from the planning authority, in order to ensure a permanent record of the historic building or structure is made.
- All reasonable efforts have been made to sustain existing uses, find viable new uses, or secure preservation through a form of charitable or community ownership and that these efforts have failed.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+

Significant Effects

There will be positive impacts on cultural heritage where the policy seeks to preserve and enhance Listed Buildings and structures. This is also the case for impacts on townscape where the policy seeks to preserve and enhance Listed Buildings and structures within them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on the NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	/	0	0	0	0	/

Impacts and reasons for rejection: Alternative 1 would have uncertain impacts on cultural heritage and townscape where the NPPF states that great weight should be given to assets' conservation and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings, should be wholly exceptional. The policy goes further to state what specifically constitutes 'exceptional' in the criteria.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Number and spatial extent of listed buildings
- Percentage of conservation area demolished or otherwise lost.
- Numbers of buildings being removed from the buildings at risk register
- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.9 Policy ADM68 – Enabling Development

Development proposals to secure the future of a heritage asset will be considered on their merits and assessed on the basis of the need to preserve the heritage asset, rather than the personal circumstances of its owner. Such proposals will only be permitted subject to the following criteria;

- a. It will not materially harm the heritage values of the place or its setting;
- b. It avoids detrimental fragmentation of management of the heritage assets;
- c. It will secure the long-term future of the place and where applicable, its continued use for a sympathetic purpose;
- d. It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;
- e. Sufficient subsidy is not available from any other source;
- f. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests.
- g. The public benefit of securing the future of the significant place, through such enabling development, decisively outweighs the dis-benefits of breaching other public policies.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0

Significant Effects

There will be significant positive impacts on cultural heritage where the policy seeks to preserve and enhance heritage assets through securing their future use. The criteria ensure that such schemes are sensitive and appropriate to the individual asset and with the preservation of the asset in the first instance.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 – No policy

Sustainability Objective

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	/	0	0	0	0	0

Impacts and reasons for rejection: There will be an uncertain impact on cultural heritage resulting from Alternative 1 where applications may be accepted that result in significant levels of development of the asset that may affect its significance and management, particularly in the long term.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Number and spatial extent of listed buildings
- Percentage of conservation area demolished or otherwise lost.
- Numbers of buildings being removed from the buildings at risk register
- Amount of damage to listed buildings
- Number of permitted developments within Conservation Areas.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.9.10 Policy ADM69 – Archaeological Evaluation, Excavation and Recording

Where important archaeological remains are thought to be at risk from development, the developer will be required to arrange for an archaeological evaluation of the site to be undertaken and submitted as part of the planning application. The Essex Historic Environment Record should be the primary source for assessment for archaeological potential. The evaluation will assess the character, importance and extent of the archaeological remains and will allow an informed decision to be made on the planning application.

Where permission is granted, conditions will be imposed to ensure that the archaeological remains are properly excavated and recorded prior to the development commencing.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
Medium Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
Long Term	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0

Significant Effects

There will be positive impacts on cultural heritage where developers will be required to arrange for an archaeological evaluation of the site to be undertaken and submitted as part of the planning application, and where permission is granted, conditions will be imposed to ensure that the archaeological remains are properly excavated and recorded prior to the development commencing.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - No policy and rely on use of HER / NPPF.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0

Impacts and reasons for rejection: The impacts of the Alternative will be the same as the preferred policy, where the policy offers little expansion in regards to local context on the content of the NPPF, and the Council has access to a Historic Environment Record.

Impacts on Indicators

The implementation of this policy is unlikely to directly impact on any of the SA/SEA indicators.

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10 Sport and Recreation

3.10.1 Policy ADM70 - Sports and Leisure Facilities

Proposals for sports and leisure facilities, which require substantial buildings, including change of use and extensions to existing sports facilities will be supported on allocated sites, or in appropriate locations within development boundaries, provided that:

- They are conveniently accessible by both public and private transport, bicycle and on foot from nearby residential areas;
- They are located where there are no overriding traffic problems and access to the development will be safe;
- They have no detrimental effect upon residential amenity, or the environment;
- They are compatible with other policies in the plan;

If there are no suitable sites within development boundaries, sites adjoining these boundaries may be considered if they meet the criteria set out above.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	+	+	0	0	+	+	0	0	0	0	0	0	/
Medium Term	+	0	+	+	0	0	+	+	0	0	0	0	0	0	/
Long Term	+	0	+	+	0	0	+	+	0	0	0	0	0	0	/

Significant Effects

There will be positive impacts on safety where the policy seeks safe access and provision of accessible facilities.

There will also be positive impacts on health through the implementation of criteria to determine applications for sports and leisure facilities. Impacts are limited however due to restrictions in the policy for sustainable development that may hinder deliverability

Positive impacts will also be realised for the vitality and viability of service centres where the policy seeks to locate development for sports and leisure facilities within centres as the norm.

There will also be positive impacts on sustainable transport uptake where the policy seeks to provide facilities where they are conveniently accessed by public transport and bicycle and foot; and accessibility where the policy seeks to provide facilities where they are conveniently accessed by public transport, bicycle and foot and also ensures that there are no overriding traffic problems.

There will be uncertain impacts on landscapes where proposals may be permitted outside development boundaries in those instances where the policy's criteria are met. The policy does not include landscape implications as a criterion, although it is acknowledged that proposals would have to conform to Policy ADM50 Landscape Character.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To rely on Core Strategy Policy CS10, however, this refers only to retention of existing facilities and not new proposals for sport and recreation.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 would rely on Policy CS10 within the adopted Core Strategy, which was subject to SA/SEA. As such, alternative 1 will have no additional impacts beyond those identified in the SA/SEA of the adopted Core Strategy. The presence of a Development Management Policy strengthens the importance of a locational and criteria based approach to sports and leisure facilities on an application basis, as opposed to being just a strategic issue.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation – Health and Disability sub-domain scores
- Residents opinion on availability of open space/leisure facilities
- Location and extent of recreational facilities
- Location and extent of accessible greenspace

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.2 Policy ADM71 - Golf Courses and Driving Ranges

In considering proposals for golf courses and driving ranges, the following criteria will be applied:

- Development of golf courses and driving ranges in highly visible countryside such as prominent sites on escarpment slopes, valleys, exposed plateau and ridges will not be permitted.
- Golf courses and driving ranges will not be permitted within Sites of Special Scientific Interest, or Registered Parks and Gardens.
- Golf courses and driving ranges will need to be located so that safe and convenient access can be made to the principal road network, without the need to use long stretches of unsuitable rural lanes.
- On golf courses and driving ranges within a rural location, built development will be restricted to those facilities essentially required to serve the club. The conversion of existing buildings will be preferred. Other large-scale buildings in the countryside not essentially related to the use of land as a golf course will not be permitted.
- Proposals for residential development in association with golf courses and driving ranges in rural areas will be firmly resisted.

- The artificial lighting of golf courses and driving ranges will not be permitted.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	/	0	0	+	0	+	0	0	0	0	0	0	+
Medium Term	0	0	/	0	0	+	0	+	0	0	0	0	0	0	+
Long Term	0	0	/	0	0	+	0	+	0	0	0	0	0	0	+

Significant Effects

There will be positive impacts on biodiversity as the policy restricts development within a SSSI.

There will also be positive impacts on accessibility through the access requirements stipulated within the policy, and landscapes where the policy seeks to protect its value.

There will be uncertain impacts however on health as although the policy may provide access to sporting activities, it may not be accessible or appropriate across all sectors of society. Small positive impacts however will be realised through the criterion that artificial lighting will not be permitted, and the impacts this can have on the associated health of any neighbouring residential uses.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To not have a specific policy and rely on the NPPF. However, this is not considered to be detailed enough. Due to the rural character of the District this is a local issue which needs detailed guidance.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	/	0	0	/	0	/	0	0	0	0	0	0	/

Impacts and reasons for rejection: There will be uncertain impacts on relevant Sustainability Objectives as a result of the implementation of Alternative 1. Due to the rural character of the District, any applications that come forward for golf courses and driving ranges would have to be in conformity with social and environmental criteria specific to the District.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Residents opinion on availability of open space/leisure facilities

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.3 Policy ADM72 - Sports Causing Noise or Disturbance

Proposals for sport or leisure facilities and activities likely to cause noise or disturbance will only be permitted if:

- Harm would not be caused to noise sensitive development, or to users of the countryside, by the nature, scale, extent, frequency or timing of the proposal or to users of the countryside;
- There would be no unacceptable increase in traffic on minor roads.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0
Medium Term	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0
Long Term	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0

Significant Effects

There will be positive impacts on accessibility; specifically on traffic congestion on minor roads, as a result of this policy.

There will also be positive impacts on health through the nature of development and the criterion that applications will not be permitted should there be harm to noise sensitive development and users of the countryside for potentially more inclusive recreation.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To not have a specific policy and rely on NPPF and Core Strategy Policy however this is not considered detailed enough

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	/	0	0	0	0	/	0	0	0	0	0	0	0

Impacts and reasons for rejection: There will be uncertain impacts on relevant Sustainability Objectives as a result of the implementation of Alternative 1. Due to the rural character of the District, any applications that come forward for sports causing noise or disturbance would have to be in conformity with social and accessibility criteria specific to the District.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Traffic flows
- Public perceptions on leisure / community facilities

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.4 Policy ADM73 - River Walks, Linear Parks and Disused Railway Lines

The Proposals Map defines the river walks/linear parks in Braintree, Halstead, Witham and Sible Hedingham as informal recreation.

Disused railway lines, where recreational use is proposed (including those sections of the Flich Way and Blackwater Rail Trail within this District) are also defined as informal recreation. Parts of the River Colne at Sible Hedingham and the Colne Valley disused railway line, at White Colne are protected as a nature reserve.

Any development that would prejudice the implementation of the river walks/linear parks, or the use of disused railway lines for recreational purposes will not be permitted. In considering proposals for the development of adjacent land, the District Council will seek opportunities to extend and improve river walks/linear parks and connections to them.

Cycle ways and improved footpaths and bridleways will be provided where appropriate at river walks and disused railway lines.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	+	0	0	/	+	0	0	/	0	0	0	0	0
Medium Term	0	0	+	0	0	/	+	0	0	/	0	0	0	0	0
Long Term	0	0	+	0	0	/	+	0	0	/	0	0	0	0	0

Significant Effects

There will be positive impacts on health where the policy supports access to recreational walking and cycling facilities accessible to all.

There will also be positive impacts on sustainable transport uptake, specifically walking and cycling, where the policy seeks to promote and improve them.

There will however be uncertain impacts on biodiversity. Positive or negative impacts will be dependant on the impact of recreational activity on any biological diversity present on sites. This is also the case for cultural heritage, where positive or negative impacts will be dependant on the cultural and heritage assets on these sites, and the treatment of them.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There are no secondary, cumulative or synergistic effects resulting from this policy.

Alternatives Considered

The following alternative was looked at:

- Alternative 1 - To not have a specific policy and rely on the NPPF and Core Strategy Policy although this is not considered to be detailed enough.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	/	0	0	/	/	0	0	/	0	0	0	0	0

Impacts and reasons for rejection: There will be uncertain impacts on relevant Sustainability Objectives as a result of the implementation of Alternative 1. Due to the specific nature of the policy, any applications for potentially prejudicial development that come forward would have to be in conformity with specific identified environmental and social criteria relevant to the identified river walks, linear parks and disused railways. This is unlikely to be adequately satisfied through higher level policy.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation – Health and Disability sub-domain scores
- Residents opinion on availability of open space/leisure facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)
- Location and extent of accessible greenspace

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.5 Policy ADM74 - Hatfield Peverel Country Park

A site for a new Country Park between Hatfield Peverel and Witham is shown in the Site Allocations Development Plan Document and it is proposed to secure its implementation an after-use of sand and gravel extraction.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	++	0	0	+	0	0	0	0	0	0	0	0	+
Medium Term	+	0	++	0	0	+	0	0	0	0	0	0	0	0	+
Long Term	+	0	++	0	0	+	0	0	0	0	0	0	0	0	+

Significant Effects

There will be a significant positive impact on health through the delivery of a Country Park as part of mineral working restoration and after-use. This impact is strengthened where the location is

accessible to significant housing delivery in the Core Strategy at the Hatfield Road Growth Location. This will also see a positive impact on the delivery of community facilities for this growth location.

Positive impacts will also be realised for biodiversity through the delivery of a Country Park as part of mineral working restoration and after-use.

There will also be positive impacts on landscape, especially in regards to the sites former use. The presence of a Country Park in this location also enhances the green buffer between Witham and Hatfield Peverel.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be a secondary positive impact on accessibility, where the location of the proposed County Park responds well to significant housing delivery in the Core Strategy at the Hatfield Road Growth Location.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - There is no suitable alternative policy as the site is identified in the Minerals Local Plan.
- Alternative 2 - To have no policy and rely on the emerging Minerals Local Plan.

Sustainability Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Alternative 1 will have no impact on the sustainability objectives as the site has already been earmarked for restoration post mineral working.

Alternative 2 will have no impact on the sustainability objectives where the permission of the mineral working has already ceased and as such will not feature in the emerging Minerals Local Plan.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation – Health and Disability sub-domain scores
- Residents opinion on availability of open space/leisure facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)
- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.6 Policy ADM75 – Tourist Development

Planning applications for new tourism facilities, static caravans, touring caravan and camping sites (and other moveable accommodation) will be permitted provided that:-

- The need for the development can be clearly demonstrated;
- Proposals are connected with existing facilities or located at a site that relates well to defined settlements in the area and are accessible to adequate transport, cycling and walking links;
- They would not adversely affect character, appearance and amenity of the surrounding area;
- Appropriate, convenient and safe vehicular access can be gained to/from the public highway and appropriate parking is provided;
- They would not use the best and most versatile agricultural land;
- Static caravan, touring caravan and camping sites should be well screened in order to minimise the impact upon the local environment;
- The occupation of any new tourist accommodation will be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation;
- They will be served by adequate water and sewerage services.

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	0	0	0	0	+	/	+	+	0	0	0	+	0	0	+
Medium Term	0	0	0	0	+	/	+	+	0	0	0	+	0	0	+
Long Term	0	0	0	0	+	/	+	+	0	0	0	+	0	0	+

Significant Effects

There will be positive impacts on economic growth where the policy supports the Districts potential for tourism, whilst also protecting the best agricultural land.

There will also be positive impacts on sustainable transport uptake in response to the emphasis on cycling and walking links in the policy, and positive impacts on accessibility through the requirement for safe vehicular access and adequate parking in the policy.

Positive impacts will also be realised for water related criteria where the policy ensures the development is served by adequate water and sewerage services.

There will also be positive impacts on landscapes through the protection of the character and appearance of the surrounding area, and the need for screening in the policy.

There will be uncertain impacts however on biological and geological diversity as negative impacts are possible without adequate protection.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

The cumulative impacts of this policy applied alongside Policy ADM51 are likely to have positive impacts on biodiversity.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - Retain the existing Local Plan approach to tourism.
- Alternative 2 - No policy.
- Alternative 3 - Rely on Core Strategy policy

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	0	0	0	0	+	/	+	+	0	0	0	/	0	0	+
2	0	0	0	0	/	/	/	/	0	0	0	/	0	0	/
3	0	0	0	0	/	/	/	/	0	0	0	/	0	0	/

Impacts and reasons for rejection: The existing Local Plan separates tourism, as it can be defined in the Policy ADM75, into six separate policies covering touring caravans and camping sites; static caravans, chalets and cabins; additional tourist attractions; tourist accommodation; hotel policy; and visitor facilities in villages. The impacts of retaining these policies will be similar to those of the preferred policy, where much of the criteria of the previously separated policies are reiterated. In addition the preferred policy expands the detail regarding infrastructure need and restrictions on changes of use.

Alternatives 2 and 3 will have uncertain impacts on relevant Sustainability Objectives where there is no policy within the adopted Core Strategy that adequately or specifically covers tourism development in the District. Additionally, the adopted Core Strategy states that there is a need to secure a sound sustainable future for the rural economy, which continues to contribute significantly to the economy of the District as a whole through tourism, agriculture and local small businesses. It also states that policies relating to farm diversification, rural enterprise and rural tourism will be set out in the Development Management DPD.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Proportion of business in rural locations
- Traffic flows
- Distance from site to nearest SSSI, NNR, LoWS, Ancient Woodland, Protected lanes, Other sensitive designated or non-designated receptors, Other landscape features
- Condition of the nearest sensitive receptors (where viable)
- Site visit surveys on typical abundance and frequency of habitats (DAFOR scale)
- Proximity to nearest (including its setting) Scheduled Monument, Listed Building, Conservation Area, Registered Historic Park or Garden, Site identified in the Historic Environment Record, Building of local interest, Other historic feature.
- Water cycle study capacity in sewerage and resources

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

3.10.7 Policy ADM75a – Formal and Informal Recreation and Allotment Allocations

The following new formal and informal recreation allocations are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:

- Leisure Centre, Spinks Lane, Witham
- Playing fields and multi-use game area, Maltings Lane, Witham
- Formal recreation, off London Road, Braintree
- Informal recreation, Earls Colne north of Station Road
- Informal recreation, Earls Colne south of Halstead Road
- Extension of River Walk, Halstead Central Park
- Informal recreation, junction of Toppesfield Road and A1017, Great Yeldham
- Informal recreation, Bowtells Meadow, Great Yeldham
- Informal recreation, Premdor, Sible Hedingham
- Informal recreation, land off Ashen Road, Ridgewell

The following new allotment allocations are proposed in the District and are shown on the Proposals Map and will be safeguarded from development:

- Church Lane, Bocking
- Great Notley, Business Park
- Extension to Cut Throat Lane Allotments, Witham

Impact on SA/SEA Objectives

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Short Term	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0
Medium Term	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0
Long Term	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0

Significant Effects

There will be significant positive impacts on health through the safeguarding of the new formal and informal recreation and allotment allocations. There will also be positive impacts on quality of life/community cohesion through the allocations and their safeguarding.

Temporal Effects

There are no temporal effects resulting from this policy.

Secondary, Cumulative and Synergistic Effects

There will be secondary positive impacts associated with biodiversity and landscapes through the safeguarding of the listed allocations.

Alternatives Considered

The following alternatives were looked at:

- Alternative 1 - To list all new and current safeguarded informal and formal recreation and allotment allocations.
- Alternative 2 - No policy.

	Sustainability Objective														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0
2	-	0	-	0	0	0	0	0	0	0	0	0	0	0	0

Impacts and reasons for rejection: Regarding Alternative 1, there will be significant positive impacts as per the impacts of Policy 75a. This will also have positive on quality of life/community cohesion. In addition there will be secondary positive impacts on biodiversity and landscapes. The approach however, would be exhaustive and not focus on new allocations within the Plan.

Alternative 2 will have negative impacts on health and quality of life/community cohesion as a result of not allocating new informal and formal recreation and allotments. There may be positive indirect impacts on housing and employment growth however associated with this alternative, although likely at a social and environmental cost.

Impacts on Indicators

The implementation of this policy is most likely to impact on the following SA/SEA indicators:

- Indices of Multiple Deprivation – Health and Disability sub-domain scores
- Residents opinion on availability of open space/leisure facilities
- Natural England Accessible Natural Greenspace Standards (ANGSt)
- Location and extent of recreational facilities to development site
- Location and extent of accessible greenspace to development site

Proposed Mitigation Measures / Recommendations

No proposed mitigation measures / recommendations have been highlighted for this policy.

4 Site Allocations

The Pre-Submission Site Allocation and Development Management Plan identifies sites to meet the Council development requirements over the plan period, and to identify areas which should be protected from unsuitable development.

Sites have been subject to SA/SEA and appraised using a proforma developed taking into account consultation comments from Statutory Consultees at the Scoping Report stage, the findings of the LDF Stakeholder Workshop (Jan 2012), the key issues of the area, and all relevant available information across a range of sustainability criteria. The proforma can be found in Annex C – Sustainability Framework accompanying this report.

The sites have been appraised against social, environmental and economic criteria in the proforma subject to available information. This responds to a desire to assess each site for reasonable and relevant alternative land uses. As such, negative or positive impacts may have been highlighted that are not relevant to the proposed use put forward for the site and should be discounted when considering certain uses and proposals.

Please note that the information used in the appraisal of sites was correct at the time that they were undertaken, and was used as consistently as possible across all sites.

It is acknowledged that some negative and uncertain impacts arising from the appraisal of sites may be addressed and mitigated through Development Management Policies in the Plan. Similarly, no negative impacts identified in the SA/SEA should be taken as a restriction to development, or basis for the rejection of applications. Negative impacts identified in the SA/SEA process are for the purposes of awareness only and can be viewed as issues to be addressed through applications going forward from this point.

In addition to the sites appraised in this section, Annexes with the prefix 'D' contain the detailed appraisals of all preferred and alternative sites received by Place Services from Braintree District Council. Within 'D' Annexes sites are grouped alphabetically.

4.1 Housing Allocations

The following tables identify the key issues resulting from the appraisal of preferred housing sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration. The tables have been ordered as follows:

- Braintree housing allocations
- Halstead housing allocations
- Witham housing allocations
- Key Service Village housing allocations
- Other Village housing allocations

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. Alternative site summaries are also included.

Table 5: Appraisal Summaries of Preferred Housing Sites in Braintree

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
Braintree CS1 Policy Area – Housing Sites of 10 or more dwellings				
BOB38H	Residential (14)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distances to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality
BON32H	Residential (13)	<ul style="list-style-type: none"> - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Highways access 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Footpath FP65 crosses site - Within 50m of historic sewer flooding - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to a primary school - Distance to secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 		
BOS10H	Residential (19)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Site is PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Distance to a primary school - Capacity in nearest primary and secondary school to support the size of development 	<ul style="list-style-type: none"> - Footpath FP66 runs adjacent to the site - Within 475m of historic sewer flooding - Potential impacts on air quality
BOS5H	Residential (32)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> -Footpath FP66 runs adjacent to the site - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is on PDL		
BRC37H	Residential (13)	- Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distances to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest secondary school to support	- Distance to accessible natural greenspace - Distance to a primary school - Capacity in nearest primary school to support the size of development	- Potential impacts on air quality - Site is within 250m of historic landfill site (potential contamination)

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> the size of development - Site is on PDL 		
BRC36H	Residential (24)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to a primary school - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality
BRC81H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distance to primary shopping 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a secondary school - Distance to a primary school	allotments. - Distance to LoWS - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development	
BRS2H BRS3H BRS4H	Residential (55)	- Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school	- Distance to accessible natural greenspace - Distance to LoWS - Capacity in nearest primary school to support the size of development	- Potential impacts on air quality - Uncertainties surrounding highways access

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Capacity in nearest secondary school to support the size of development - Site is on PDL 		
BRS26H	Residential (115)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Landscaping associated with proposals - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to a primary school - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Footpath FP86 runs along western boundary - Identified potential risk from overland flow and/or surface water runoff
BRC8H	Residential (29)	<ul style="list-style-type: none"> - Distance to Post Office 	<ul style="list-style-type: none"> - Distance to accessible natural 	<ul style="list-style-type: none"> - Potential impacts on air

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is on PDL 	<p>greenspace</p> <ul style="list-style-type: none"> - Distance to LoWS - Presence of TPOs on site - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<p>quality</p> <ul style="list-style-type: none"> - Former hospital site, so contamination a possibility
BRC30H	Residential (14)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Capacity in nearest secondary school to support the size of development - Distance to a primary school - Capacity in nearest primary school to support the size of 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 250 of historic landfill site (potential contamination)

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Rail links - Highways access - Distance to a secondary school - Site is on PDL 	<ul style="list-style-type: none"> development - Distance to LoWS 	
BRS35H	Residential (10)	<ul style="list-style-type: none"> - Nearest Post Office - Distance to nearest GP - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to a secondary school - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development - Distance to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality
BOB20H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Offices - Delivery of affordable housing - Remediation of contaminated land - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Distance to Railway Stations and Train Regularity 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Capacity in nearest primary school to support the size of development 	
BOB1H	Residential (35)	<ul style="list-style-type: none"> - Distance to Post Office - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
BON5H	Residential (40)	<ul style="list-style-type: none"> - Distance to Post Office - Distance to a secondary school - Distance to employment sites (B1, B2, B8) - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Delivery of affordable housing 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Distance to a primary school - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 475m of historic sewer flooding
BOS16H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments. - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 375m of historic sewer flooding - Footpath FP143 runs through site

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to a secondary school 		
BRC6H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distance to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is 80% PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Potential impacts on air quality
BRC1H BRC31H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to LoWS - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 250m historic landfill (potential contamination)

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		(B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is on PDL		
BRC76H	Residential (10)	- Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access	- Distance to accessible natural greenspace - Distance to a primary school - Capacity in nearest primary school to support the size of development	- Potential impacts on air quality - Glass/Brick/Tile manufacturing previously on site and within 250m of historic landfill (potential contamination)

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to a secondary school - Site is on PDL 		
BRC34H	Residential (20)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to LoWS - Distance to a primary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Adjacent area has contamination. Also within 250m of historic landfill
BRC82H		<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development - Impact on Scheduled Monument 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is PDL 	/ Listed Building / Conservation Area / Historic Park or Garden / Archaeology	
BRE25H	Residential (50)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments. - Presence of TPOs on site - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Highways access - Distance to a primary school - Site is on PDL - Capacity in nearest secondary school to support the size of development - Distance to a secondary school 		
BRE26H	Residential (35)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff
BRE1H	Residential (30)	<ul style="list-style-type: none"> - Distance to Post Office 	<ul style="list-style-type: none"> - Distance to accessible natural 	<ul style="list-style-type: none"> - Potential impacts on air

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Delivery of affordable housing - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Capacity in nearest secondary school to support the size of development - Distance to a secondary school 	<ul style="list-style-type: none"> greenspace - Loss of recreation (formal / informal) or open space or allotments - Highways access - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> quality - Identified potential risk from overland flow and/or surface water runoff - Footpath FP88 runs to the eastern boundary of the site and path 104 to the west - Is directly adjacent to contaminated land which may require investigation
BRE17H	Residential (14)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality - No contamination identified, but former industrial use

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Site is on PDL		
BRC7H	Residential (150)	- Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - Capacity in nearest secondary school to support the size of development	- Loss of recreation (formal / informal) or open space or allotments - Presence of TPOs on site - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Distance to A120 - Site is Greenfield	- Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to a secondary school 		
BRC77H	Residential (10)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Capacity in nearest secondary school to support the size of development - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a secondary school - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to a primary school - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Capacity in sewage network
BOB38H	Residential (14)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Site is PDL 	development	
Including Core Strategy Growth Location				
BOS6H BOS8H	Residential (600)	<ul style="list-style-type: none"> - Provision / suitability for community facilities - Distance to Post Office - Delivery of affordable housing - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Highways access - Rail links - Distance to a primary school - Distance to a secondary school - Accessible location 	<ul style="list-style-type: none"> - Site is Greenfield - Sensitivity to change in the LCA - Capacity in nearest primary school to support the size of development - Distance to Railway Stations and Train Regularity - Loss of recreation (formal / informal) or open space or allotments - Distances to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
Cumulative and Synergistic Impacts of the Braintree Sites (including Core Strategy Growth Locations)				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to services, educational establishments and employment opportunities. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites that are well dispersed throughout the town and its surrounds. The aesthetics of the townscape will also be improved through the use of many brownfield or previously used sites in accumulation.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. It is acknowledged that education provision will be included within the Core Strategy Growth location in Braintree through Policy ADM38 Education Provision, however this will not address the needs resulting from all or specific sites. Policy ADM38 does include its support for the re-modelling and expansion of primary and secondary schools however, which implies that certain other planning constraints may be relaxed to ensure that local need is addressed. There will be negative impacts on air quality as a result of the allocated sites in accumulation, where certain junctions in Braintree town are currently identified as having poor air quality. There will also be a cumulative impact regarding the loss of informal open space which although is unlikely to have any significant health impacts, will change the aesthetics of the town and its surrounds. Landscape implications are also likely to change negatively in regards to landscape through the allocation of a number of peripheral Greenfield sites including BRC7H. There will also be cumulative negative impacts associated with overland flow and surface water runoff; although it is acknowledged that this cumulative impact is likely to be alleviated through addressing individual impacts at the application stage.</p>				
Halstead CS1 Policy Area – Housing Sites of 10 or more dwellings				
HAS22H	Residential (53)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Additional capacity in or of care homes - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Presence of TPOs on site - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Groundwater protection zone 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 400m of historic sewer flooding - BTE630 small unknown landfill

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		(B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL		
HAS16H (E & W)	Residential (24+8)	- Nearest Post Offices - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal), open space, allotments. - Distances to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest	- Distances to accessible natural greenspace - Rail links - Capacity in nearest primary school to support the size of development	- Impact on potentially Significant Junction for Air Quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		secondary school to support the size of development		
HAS17H	Residential (15)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 300m of historic sewer flooding
HAS7H	Residential (30)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Distance to a secondary school - Distance to a primary school - Accessible location 	<ul style="list-style-type: none"> - Site is Greenfield 	
HAS28H	Residential (20)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Groundwater protection zone 	<ul style="list-style-type: none"> - Potential impacts on air quality
HAS11H	Residential (90)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Distance to a primary school 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Groundwater protection zone 	
HTR6H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - Distance to primary shopping area boundaries - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development - Groundwater protection zone 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 325m of historic sewer flooding
HAS54H	Residential (10)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Rail links - Groundwater protection zone 	- N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Site is PDL	- Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology	
Cumulative and Synergistic Impacts of the Halstead Sites				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to services, educational establishments and employment opportunities. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites that are well dispersed throughout the town and its surrounds. The aesthetics of the townscape will also be improved through the use of many brownfield or previously used sites in accumulation.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. Despite this, Policy ADM38 Educational Establishments does include its support for the re-modelling and expansion of primary schools, which implies that certain other planning constraints may be relaxed to ensure that local need is</p>				

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
addressed. There will also be cumulative negative impacts associated with the majority of sites being in a groundwater protection zone.				
Witham CS1 Policy Area – Housing Sites of 10 or more dwellings				
WIS2H	Residential (94)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Landscaping associated with proposals 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments. - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff and within 225m of historic sewer flooding - PRBTE16 Landfill and other waste disposal
WCH22H	Residential (24)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 450m of historic sewer flooding

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 		
WIS9H	Residential (213)	<ul style="list-style-type: none"> - Provision / suitability for community facilities - Distance to Post Office - Delivery of affordable housing - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to a secondary school - Rail links - Highways access - Distance to a primary school - Accessible location 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of recreation (formal / informal) or open space or allotments - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff
WCH8H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to a primary school - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Within 325m of historic sewer flooding
WCH21H	Residential (10)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL		
WCH27H	Residential (10)	- Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations	- Distance to accessible natural greenspace - Distance to a primary school - Heritage designation / feature / archaeology on or adjacent to site	- Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		and Train Regularity - Accessible location - Rail links - Distance to a secondary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Site is on PDL		
WIN7H	Residential (15)	- Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school to support the size of development	- Provision / suitability for community facilities - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity	- Potential impacts on air quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		<ul style="list-style-type: none"> - Capacity in nearest secondary school to support the size of development - Site is on PDL 		
WIS10H	Residential (20)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distances to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development - Distance to a secondary school 	<ul style="list-style-type: none"> - Site is Greenfield - Distance to Railway Stations and Train Regularity - Loss of recreation (formal / informal) or open space or allotments - Distance to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality
WIW1H	Residential (40)	<ul style="list-style-type: none"> - Distance to Post Office - Landscaping associated with proposals - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school to support the size of development - Site is Greenfield 	<ul style="list-style-type: none"> - Potential impacts on air quality - Footpath FP76 adjoins east boundary

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
		Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Delivery of affordable housing		
Including Core Strategy Growth Locations				
RIV2H	Residential (300)	- Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development	- Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to LoWS - Capacity in nearest primary school to support the size of development - Site is Greenfield	- Potential impacts on air quality - Identified potential risk from overland flow and/or surface water runoff - Footpaths FP58 & FP60 cross the site - BTE868 – small unknown infill
WIS6H	Residential	- Provision / suitability for	- Distance to accessible natural	- Potential impacts on air

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
	(700)	community facilities - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Increase in retail floorspace - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school	greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Site is Greenfield	quality - Identified potential risk from overland flow and/or surface water runoff - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development
Cumulative and Synergistic Impacts of the Witham Sites (including Core Strategy Growth Locations)				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to services, educational establishments and employment opportunities. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites that are relatively well dispersed throughout the town and its surrounds. The aesthetics of the townscape will also be improved through the use of many brownfield or previously used sites in accumulation.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. It is acknowledged however that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed. There will also be negative impacts on access to rail, with many allocations being beyond walking distances to access the station. Access issues are partly alleviated through additional parking allocations as identified in Policy ADM47 Parking Provision around Witham rail station; however there is a concern that southern based sites, including the WIS6H Core Strategy Growth Location, will bypass the town centre by travelling to Hatfield Peverel for rail services in accumulation. There may also be negative cumulative impacts on the town's heritage and historical</p>				

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other issues to address
character, through a significant number of sites being in close proximity to heritage designations. It is acknowledged however that this cumulative impact is likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant.				

Table 6: Appraisal Summaries of Preferred Sites in Key Service Villages

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
Coggeshall				
COG12H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to employment sites (B1, B2, B8) - Presence of TPOs on site - Highways access - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site - Sensitivity to change in the LCA - Site is Greenfield 	N/A
COG20H	Residential (10)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace 	- N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Site is PDL 	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Rail links - Highways access - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	
COG21H	Residential (10)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Rail links - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	- N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		- Site is PDL		
Earls Colne				
EAR21H	Residential (13)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Heritage designation / feature / archaeology on or adjacent to site - Sensitivity to change in the LCA 	N/A
EAR1H	Residential (40)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Heritage designation / feature / archaeology on or adjacent to site - Sensitivity to change in the LCA 	N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development	- Site is Greenfield	
EAR3H	Residential (48)	- Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of	- Distance to accessible natural greenspace - Presence of TPOs on site - Distance to Railway Stations and Train Regularity - Highways access - Sensitivity to change in the LCA	- Identified potential risk from overland flow and/or surface water runoff - Within 450m of historic sewer flooding

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		development		
Cumulative and Synergistic Impacts of the Earls Colne Sites				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to service and educational establishments. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites at the identified scale.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There may also be negative cumulative impacts on the village's historical character, through a significant number of sites being in close proximity to heritage designations. It is acknowledged however that this cumulative impact is likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant.</p>				
Hatfield Peverel				
HAT17H	Residential (50)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a secondary school - Capacity in nearest secondary school to support 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to a primary school - Capacity in nearest primary school to support the size of development - Distance to A12 	N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		the size of development		
Sible Hedingham				
SIB7H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Groundwater protection zone 	N/A
SIB2H (both parts)	Residential (227)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace (although SANG will be delivered as part of scheme) - Distance to LNR - Distance to LoWS - Distance to Railway Stations and Train Regularity 	N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	<ul style="list-style-type: none"> - Distance to a primary school - Capacity in nearest primary school to support the size of development - Groundwater protection zone - Distances to employment sites (B1, B2, B8) 	
Cumulative and Synergistic Impacts of the Sible Hedingham Sites				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to service and educational establishments. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites at the identified scale.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. It is acknowledged however that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed. There may also be negative cumulative impacts on the village's historical character, through a significant number of sites being in close proximity to heritage designations. It is acknowledged however that this cumulative impact is likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant.</p>				
Silver End				
SIL7H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Heritage designation / feature / 	N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Site is on PDL - Capacity in nearest secondary school to support the size of development	archaeology on or adjacent to site	
Cumulative and Synergistic Impacts of the Silver End Sites (including Core Strategy Growth Locations)				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to service and educational establishments. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites at the identified scale. The aesthetics of the village will also be improved through the use of many brownfield or previously used sites in accumulation.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. It is acknowledged however that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed. There may also be negative cumulative impacts on the village's historical character, through a significant number of sites being in close proximity to heritage designations. It is acknowledged however that this cumulative impact is likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant.</p>				

Table 7: Appraisal Summaries of Preferred Sites in Other Villages

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
Steeple Bumpstead				
STE1H	Residential (12)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to a primary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to a secondary school - Heritage designation / feature / archaeology on or adjacent to site Sensitivity to change in the LCA - Site is Greenfield 	N/A
Feering				
FEE4H	Residential (15)	<ul style="list-style-type: none"> - Delivery of affordable housing - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Rail links 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Heritage designation / feature / archaeology on or adjacent to site - Distance to A12 	<ul style="list-style-type: none"> - Identified potential risk from overland flow and/or surface water runoff

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Capacity in nearest primary school to support the size of development 	<ul style="list-style-type: none"> - Site is Greenfield 	
Great Yeldham				
GRY3H	Residential (50)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and Bus Regularity - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Groundwater protection zone. - Sensitivity to change in the LCA - Site is Greenfield 	N/A
GRY5H	Residential (40)	<ul style="list-style-type: none"> - Provision / suitability for community facilities - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Capacity in nearest primary 	N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - No loss of recreation (formal / informal) or open space or allotments. - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 	school to support the size of development	
Cumulative and Synergistic Impacts of the Great Yeldham Sites				
<p>Positive: There are likely to be positive cumulative impacts associated with a reduction in car use and an increased uptake in walking and cycling as a result of the majority of sites being in close proximity to service and educational establishments. There will also be a cumulative strengthening of affordable housing delivery and their accessibility through the identification of sites at the identified scale.</p> <p>Negative: There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale. There will be cumulative negative impacts through the development of the allocated sites on education and skills through the capacity of existing schools. It is acknowledged however that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed.</p>				

4.1.1 Secondary, Cumulative and Synergistic Impacts of the Housing Site Allocations

Positive

- The majority of the preferred site allocations are well located, with numerous positive impacts realised for distance and access to services. As such it would be hoped that there would be a cumulative strengthening of positive impacts on sustainable transport uptake and also cumulative positive impacts on inclusive access to schools, jobs and other healthcare facilities.
- There will also be a cumulative positive impact on townscape through the allocation of development on a significant proportion of the District's brownfield / previously developed sites. Positive cumulative impacts will also be realised in the delivery of affordable housing in the District through a range of small schemes and larger developments in the District's main towns and key service villages.

Negative

- There will be a number of negative cumulative impacts to be expected from growth. There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale.
- There may also be negative cumulative impacts on the general historic character of settlements and the District as a whole through the preferred allocations. It is acknowledged however that these cumulative impacts are likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant. It should also be noted that there is a general thread of cultural heritage asset protection running through the proposed development management policies.
- Regarding the District's main towns, there is likely to be a cumulative negative impact on air quality, where some key junctions currently perform poorly for air quality.
- Of particular note are the cumulative negative impacts identified on education and skills through the capacity of existing schools. It is acknowledged that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed and that provision is not within the District Council's remit. Despite this, the impacts of development at present would be considerable taking into account the current capacity of the District's schools.

4.1.2 Alternative Housing Allocations

This sub-section responds to those housing allocation proposals not included above that were received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following tables note the site reference of alternative allocations by settlement, and the broad negative impacts associated with them to justify their rejection. Detailed issues correlating to reasons for rejection can be gathered from the site appraisal annexes.

Table 8: Alternative Housing Allocations

Settlement: Alphamstone
Alternatives: ALP1, ALP2
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distances to LoWS and ancient woodland, not accessible, distances to schools, negative landscape implications.

Settlement: Ashen
Alternatives: ASH2, ASH3, ASH4, ASH6
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), not accessible, distances to schools, negative landscape implications.
Settlement: Belchamp Otten
Alternatives: BLO3, BLO4, BLO5, BLO6, BLO7
Issues: No planned growth identified for this area, distances to accessible natural greenspace, sensitivity to change in the LCA, distances to a secondary school, loss of high quality agricultural land (Grades 1 & 2), distances to Bus Stops and Bus Regularity.
Settlement: Belchamp St Paul
Alternatives: BLS1
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, distance to a secondary school, sensitivity to change in the LCA
Settlement: Birdbrook
Alternatives: BIR2X, BIR3X
Issues: No planned growth identified for this area, distances to accessible natural greenspace, not an accessible location, distance to a primary school, distance to a secondary school, groundwater protection zone, sensitivity to change in the LCA
Settlement: Black Notley
Alternatives: BLA1, BLA2, BLA3, BLA6, BLA11, BLA12, BLA13, BLA14, BLA15
Issues: No planned growth identified for this area, distances to accessible natural greenspace, capacity in nearest primary school, capacity in nearest secondary school, sensitivity to change in the LCA, predominantly constitutes Greenfield development
Settlement: Braintree & Bocking
Alternatives: BOB2, BOB9, BON1, BON2, BON4, BON6, BON9, BON10, BON14, BON15, BON16, BON17, BON19, BON29, BON30, BON34X, BON35X, BOS1, BOS2, BOS7, BOS11, BOS33, BOS34X, BRC2, BRC6, BRC31, BRC35, BRE16, BRS1, BRS32
Issues: Distances to accessible natural greenspace, capacity in nearest primary school, loss of high quality agricultural land (Grades 1 & 2), capacity in nearest secondary school, much Greenfield development
Settlement: Bulmer
Alternatives: BUL2, BUL3
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a secondary school, sensitivity to change in the LCA
Settlement: Bures
Alternatives: BUR1, BUR2

Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, distance to a secondary school, groundwater protection zone, sensitivity to change in the LCA
Settlement: Castle Hedingham
Alternatives: CAS2, CAS4A, CAS4B, CAS5, CAS6, CAS7
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), groundwater protection zone, sensitivity to change in the LCA, predominantly Greenfield development
Settlement: Coggeshall
Alternatives: COG1, COG2, COG3, COG4, COG5, COG6, COG7, COG8, COG9, COG10, COG11, COG13, COG14, COG15, COG16, COG17, COG18, COG19
Issues: Distances to accessible natural greenspace, distance to primary school, capacity in nearest primary school, capacity in nearest secondary school, distance to A120, sites are predominantly Greenfield, loss of high quality agricultural land (Grades 1 & 2), highways access
Settlement: Colne Engaine
Alternatives: COL1, COL2, COL4
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to Bus Stops and Bus Regularity, capacity in nearest primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Cressing
Alternatives: CRE1, CRE4A, CRE5, CRE6, CRE7, CRE8, CRE9, CRE11, CRE12, CRE13, CRE15, CRE18, CRE19, CRE20
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to Railway Stations and Train Regularity, distance to nearest primary school, capacity in nearest primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Earls Colne
Alternatives: EAR2, EAR6, EAR7, EAR10, EAR11, EAR12, EAR15, EAR17, EAR18, EAR19, EAR22
Issues: Distances to accessible natural greenspace, highways access, distance to a primary school, capacity in nearest primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Fairstead (Fuller Street)
Alternatives: FAI1, FAI2
Issues: No planned growth identified for this area, distances to accessible natural greenspace, not an accessible location, distance to a primary school, distance to a secondary school, capacity in nearest secondary school, protected Lanes (Grade 1 and 2), sites are predominantly Greenfield
Settlement: Feering
Alternatives: FEE1, FEE2, FEE3, FEE5, FEE6, FEE7, FEE10, FEE11

Issues: Distances to accessible natural greenspace, distance to LNR, distance to LoWS, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, loss of high quality agricultural land (Grades 1 & 2)
Settlement: Finchingfield
Alternatives: FIN1, FIN2, FIN3, FIN4, FIN5, FIN6, FIN7
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, distance to a secondary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, groundwater protection zone, sensitivity to change in the LCA
Settlement: Gestingthorpe
Alternatives: GES1, GES5, GES6
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a primary school, distance to a secondary school, sites are predominantly Greenfield
Settlement: Gosfield
Alternatives: GOS2, GOS5, GOS8, GOS10
Issues: No planned growth identified for this area, distances to accessible natural greenspace, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA
Settlement: Great Bardfield
Alternatives: GRB1
Issues: No planned growth identified for this area, distances to accessible natural greenspace, Loss of high quality agricultural land (Grades 1 & 2), distance to LoWS, distance to a secondary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA, site is Greenfield
Settlement: Greenstead Green
Alternatives: GRG1, GRG2, GRG6, GRG7
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of recreation (formal / informal), open space, allotments, distance to LoWS, capacity in nearest primary school, sites are predominantly Greenfield, sensitivity to change in the LCA
Settlement: Great Maplestead
Alternatives: GRM1, GRM2, GRM3, GRM4
Issues: No planned growth identified for this area, distances to accessible natural greenspace, sites are predominantly Greenfield, sensitivity to change in the LCA
Settlement: Great Notley
Alternatives: GRN1, GRN2, GRN4, GRN5, GRN6
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), capacity in nearest primary school, capacity in nearest secondary school, sites are

predominantly Greenfield
Settlement: Great Saling
Alternatives: GRS1
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to LoWS, distance to Ancient Woodland, not an accessible location, highways access, distance to a primary school, distance to a secondary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA, site is Greenfield
Settlement: Great Yeldham
Alternatives: GRY1, GRY2, GRY4
Issues: Distances to accessible natural greenspace, groundwater protection zone, sensitivity to change in the LCA
Settlement: Halstead
Alternatives: HAS1, HAS2, HAS3, HAS4, HAS5, HAS8, HAS9, HAS10, HAS12, HAS15, HAS25, HAS30, HTR1, HTR2, HTR4, HTR5, HTR7
Issues: Distances to accessible natural greenspace, groundwater protection zone, sites are predominantly Greenfield
Settlement: Hatfield Peverel
Alternatives: HAT1, HAT2, HAT3, HAT8, HAT9, HAT10A, HAT10B, HAT11, HAT12, HAT14, HAT15, HAT18, HAT19, HAT20, HAT21
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), capacity in nearest primary school, distance to A12, sites are predominantly Greenfield
Settlement: Kelvedon
Alternatives: KEL4, KEL7, KEL8, KEL12
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), flood zone 2 / 3(a/b), sites are predominantly Greenfield
Settlement: Lamarsh
Alternatives: LAM1, LAM2
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, distance to a secondary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Little Maplestead
Alternatives: LIM1, LIM2, LIM3
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Liston
Alternatives: LIS1

Issues: No planned growth identified for this area, distance to nearest GP, distance to SSSI, distance to LoWS, distance to Bus Stops, not an accessible location, distance to a primary school, distance to a secondary school, capacity in nearest primary school, sensitivity to change in the LCA, site is Greenfield
Settlement: Little Yeldham
Alternatives: LTY1, LTY2, LTY3, LTY4, LTY5
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), accessible location, distance to a primary school, site is predominantly Greenfield, distance to nearest GP, distance to bus stop
Settlement: Middleton
Alternatives: MID1
Issues: No planned growth identified for this area, distance to nearest GP, distances to accessible natural greenspace, distance to Bus Stop, not an accessible location, distance to a primary school, distance to a secondary school, groundwater protection zone, sensitivity to change in the LCA, sites is Greenfield
Settlement: Ovington
Alternatives: OVI1, OVI2, OVI3
Issues: No planned growth identified for this area, distance to nearest GP, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to Bus Stop, not an accessible location, distance to a primary school, distance to a secondary school, sensitivity to change in the LCA
Settlement: Panfield
Alternatives: PAN2, PAN3
Issues: No planned growth identified for this area, loss of high quality agricultural land (Grades 1 & 2), distance to a primary school, capacity in nearest primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Pebmarsh
Alternatives: PEB1, PEB2, PEB3, PEB4
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of recreation (formal / informal), open space, allotments, distance to LoWS, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA
Settlement: Rayne
Alternatives: RAY1, RAY2, RAY5, RAY6, RAY7, RAY8, RAY9
Issues: No planned growth identified for this area, distances to accessible natural greenspace, capacity in nearest primary school, sensitivity to change in the LCA, sites are predominantly Greenfield
Settlement: Ridgewell
Alternatives: RID2, RID4, RID5, RID6, RID7

Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a secondary school, sensitivity to change in the LCA, Greenfield
Settlement: Rivenhall
Alternatives: RIV4, RIV6, RIV8
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), capacity in nearest primary school, sensitivity to change in the LCA, Greenfield
Settlement: Sible Hedingham
Alternatives: SIB1, SIB2B, SIB4, SIB5, SIB7, SIB8, SIB10
Issues: Distances to accessible natural greenspace, distance to a primary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA, Greenfield, groundwater protection zone
Settlement: Silver End
Alternatives: SIL1, SIL2, SIL5, SIL8, SIL9
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a primary school, capacity in nearest primary school, sensitivity to change in the LCA
Settlement: Stambourne
Alternatives: STA1
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2). distance to a primary school, distance to a secondary school, sensitivity to change in the LCA, Greenfield
Settlement: Steeple Bumpstead
Alternatives: STE2, STE3, STE5, STE6
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a secondary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA, Greenfield
Settlement: Stisted
Alternatives: STI1
Issues: No planned growth identified for this area, distance to nearest GP, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to Bus Stops, greenfield
Settlement: Sturmer
Alternatives: STU3
Issues: Distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a primary school, distance to a secondary school, sensitivity to change in the LCA
Settlement: Terling

Alternatives: TER1, TER2
Issues: No planned growth identified for this area, distances to accessible natural greenspace
Settlement: Toppesfield
Alternatives: TOP1, TOP2
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), sensitivity to change in the LCA, Greenfield
Settlement: Wethersfield
Alternatives: WET1, WET2, WET3, WET4
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), distance to a secondary school, sensitivity to change in the LCA, Greenfield
Settlement: White Colne
Alternatives: WHC2, WHC3
Issues: No planned growth identified for this area, distances to accessible natural greenspace, distance to a primary school, distance to a secondary school, sensitivity to change in the LCA, Greenfield
Settlement: White Notley
Alternatives: WHN1
Issues: No planned growth identified for this area, distances to accessible natural greenspace, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, sensitivity to change in the LCA
Settlement: Wickham St Paul
Alternatives: WIC1A, WIC1B, WIC2
Issues: No planned growth identified for this area, distances to accessible natural greenspace, loss of high quality agricultural land (Grades 1 & 2), not an accessible location, distance to a primary school, distance to a secondary school, sensitivity to change in the LCA, Greenfield
Settlement: Witham
Alternatives: WCH2, WCH3, WCH5, WCH6, WCH9, WCH16, WCH17, WCH18, WCH19, WCH20, WIN1, WIN10, WIS1, WIS2, WIS3, WIS4, WIS7, WIS8, WIW2
Issues: Highways access, capacity in nearest primary school, impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology, Greenfield, distance to A12

4.2 Care Homes and Specialist Housing Allocations

The following tables identify the key issues resulting from the appraisal of preferred care home and specialist housing sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 9: Appraisal Summaries of Preferred Care Homes and Specialist Housing Allocations

Sites	Positive	Negative	Other Issues to Address
BON5CH (40 dwellings and care home)	<ul style="list-style-type: none"> - Nearest Post Offices - Delivery of affordable housing - Additional capacity in or of care homes - No loss of recreation (formal / informal), open space, allotments - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a secondary school - Rail links 	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Distance to a primary school - Capacity in nearest primary school to support the size of development - Greenfield land 	<ul style="list-style-type: none"> - Within 475m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality
KEL2CH	<ul style="list-style-type: none"> - Nearest Post Office - Additional capacity in or of care homes - Distance to nearest GP - Distance to a secondary school - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - No loss of recreation (formal / informal), open space, allotments. 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / - Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	- N/A
SIB2CH	<ul style="list-style-type: none"> - Nearest Post Office 	<ul style="list-style-type: none"> - Distances to accessible natural 	- Potential contamination

Sites	Positive	Negative	Other Issues to Address
	<ul style="list-style-type: none"> - Additional capacity in or of care homes - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Site is PDL 	<ul style="list-style-type: none"> greenspace - Distance to LNR - Distance to LoWS - Distance to Railway Stations and Train Regularity - Groundwater protection zone - Sensitivity to change in the LCA 	<ul style="list-style-type: none"> (unidentified landfill)
HTR3SH (Specialist Housing and 38 dwellings)	<ul style="list-style-type: none"> - Nearest Post Office - Delivery of affordable housing - Additional capacity in or of care homes - Distance to nearest GP - No loss of recreation (formal / informal), open space, allotments - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school 	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Capacity in nearest primary school - Sensitivity to change in the LCA - Land is Greenfield 	<ul style="list-style-type: none"> - Public Footpath adjoins the boundary of the site - Identified potential risk from overland flow and/or surface water runoff - Impact on potentially Significant Junction for Air Quality

4.2.1 Secondary, Cumulative and Synergistic Impacts of the Care Homes and Specialist Housing Allocations

Positive

- There will be positive indirect cumulative impacts on inclusive access to decent homes (Sustainability Objective 2) through the dispersed nature of the care home allocations.

Negative

There will not be any negative secondary, cumulative or synergistic impacts.

4.2.2 Alternative Care Home and Specialist Housing Allocations

This sub-section responds to the care home allocation proposal not included above that was received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following table notes the site reference of the alternative allocation, and those negative impacts associated with it to justify its rejection

Site	Issues
BLA10CHAlt	<ul style="list-style-type: none">- Distances to accessible natural greenspace- Distance to LoWS- Distance to Ancient Woodland- Site is Greenfield

4.3 Gypsy, Traveller and Travelling Showpersons Accommodation

The following tables identify the key issues resulting from the appraisal of preferred Gypsy, Traveller and Travelling Showpersons accommodation sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 10: Appraisal Summaries of Preferred Gypsy, Traveller and Travelling Showpersons Allocation

Sites	Positive	Negative	Other Issues to Address
STI2	<ul style="list-style-type: none"> - No loss of recreation (formal / informal), open space, allotments. - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest primary school to support the size of development - Capacity in nearest secondary school to support the size of development 	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Distance to A120 - Sensitivity to change in the LCA 	<ul style="list-style-type: none"> - Potential contamination (Bte463 – small unknown infill, Bte909 – small unknown infill_ - Impact on potentially Significant Junction for Air Quality

4.3.1 Secondary, Cumulative and Synergistic Impacts of the Gypsy, Traveller and Travelling Showpersons Accommodation Allocations

There will be no secondary, cumulative or synergistic impacts resulting from the allocation of the Gypsy, Traveller and Travelling Showpersons site

4.3.2 Alternative Gypsy, Traveller and Travelling Showpersons Accommodation Allocations

This sub-section responds to the Gypsy, Traveller and Travelling Showpersons allocation proposal not included above that was received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following table notes the site reference of the alternative allocation, and those negative impacts associated with it to justify its rejection.

Table 11: Alternative Gypsy, Traveller and Travelling Showpersons Accommodation Allocations

Site	Issues
EAR16TAlt	<ul style="list-style-type: none"> - Site is Greenfield - Sensitivity to change in the LCA - Capacity in nearest secondary school - Distance to a secondary school - Distance to a primary school - Distance to Bus Stops and Bus Regularity - Distances to employment sites (B1, B2, B8) - Loss of high quality agricultural land (Grades 1 & 2) - Distances to primary shopping area boundaries - Distances to accessible natural greenspace - Distance to nearest GP

4.4 Employment Site Allocations

The following tables identify the key issues resulting from the appraisal of preferred employment sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 12: Appraisal Summaries of Preferred Employment Site Allocations

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
BOS3E	B1, B2, B8	<ul style="list-style-type: none"> - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Landscaping associated with proposals 	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to SSSI - Distance to Railway Stations and Train Regularity 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
WIS9E	Employment element of mixed-use	<ul style="list-style-type: none"> - Rail links - Distance to Bus Stops and Bus Regularity - Accessible location - Distances to employment sites (B1, B2, B8) - Highways access 	<ul style="list-style-type: none"> - Loss of recreation (formal / informal), open space, allotments. - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Site is Greenfield 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality - Capacities in sewage network - Identified potential risk from overland flow and/or surface water runoff
EAR5E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Landscaping associated with proposals 	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to LoWS - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Sensitivity to change in the LCA - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / 	<ul style="list-style-type: none"> - N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
			Archaeology	
EAR14E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Sensitivity to change in the LCA 	- N/A
EAR4E	B1, B2	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Highways access - Accessible location 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Sensitivity to change in the LCA - Site is Greenfield 	- Potential contamination (whole site is historic landfill)
GOS1/6E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Landscaping associated with proposals 	<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA 	- N/A
HAS13E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Accessible location - Distance to Bus Stops and Bus Regularity - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Groundwater protection zone 	<ul style="list-style-type: none"> - Within 150m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality
HEL2E	Employment	- Loss of recreation (formal / informal), open space,	- Loss of high quality agricultural land (Grades 1 & 2)	- N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		allotments - Distance to Bus Stops and Bus Regularity	- Sensitivity to change in the LCA - Site is Greenfield	
KEL11E	B1, B2, B8	- Rail links - Distance to Bus Stops and Bus Regularity - Distance to employment sites (B1, B2, B8)	- Distance to Railway Stations and Train Regularity - Loss of high quality agricultural land (Grades 1 & 2)	- N/A
KEL5E	Employment	- Distance to employment sites (B1, B2, B8) - Accessible location - Rail links - Landscaping associated with proposals	- Loss of high quality agricultural land (Grades 1 & 2) - Distance to Ancient Woodland - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA	- N/A
RID1EH	Employment and Housing	- Distance to a primary school - Distance to Bus Stops and Bus Regularity - Distance to employment sites (B1, B2, B8) - Capacity in nearest secondary school - Capacity in nearest primary school	- Loss of high quality agricultural land (Grades 1 & 2) - Distance to a secondary school - Sensitivity to change in the LCA	- N/A

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
SIB3E	Employment	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Site is PDL 	<ul style="list-style-type: none"> - Groundwater protection zone - Sensitivity to change in the LCA 	- N/A
SIB2E	B1	<ul style="list-style-type: none"> - Accessible location - Distance to Bus Stops and Bus Regularity - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Groundwater protection zone. - Sensitivity to change in the LCA 	- N/A
STU3E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) 	- N/A
STU4E	B1, B2, B8	<ul style="list-style-type: none"> - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) 	- N/A
WCH7E	Employment	<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity 	<ul style="list-style-type: none"> - Highways access - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	- Impact on potentially Significant Junction for Air Quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Accessible location - Rail links - Site is PDL 		
WCH25E	B1	<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Rail links - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Presence of TPOs on site - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
WCH24E	B1	<ul style="list-style-type: none"> - Distance to primary shopping area boundaries - Rail links - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Presence of TPOs on site - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
WCH11E	B1	<ul style="list-style-type: none"> - Distances to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality - Within 500m of historic sewer flooding

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Site is PDL - Distance to a secondary school 		

4.4.1 Secondary, Cumulative and Synergistic Impacts of the Employment Site Allocations

Positive

- There will be numerous positive impacts resulting from the geographic spread of the employment site allocations across the District, responding both to planned housing growth and also areas and settlements of the current highest populations. This will have positive cumulative impacts on sustainable transport uptake, accessibility and a reduced requirement for additional transport infrastructure to support development.

Negative

- There will be a number of negative cumulative impacts to be expected from growth. There may be cumulative negative impacts on air quality, where some key junctions currently perform poorly for air quality particularly the concentration of employment allocations in Witham.
- There will also be cumulative negative impacts on the loss of agricultural land throughout the District through the employment allocations. This will also have a synergistic negative impact on landscapes, through the development on many sites that have been highlighted as being sensitive to change in the Landscape Character Assessment.

4.4.2 Alternative Employment Site Allocations

This sub-section responds to those employment allocation proposals not included above that were received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following table notes the site reference of alternative allocations, and those negative impacts associated with them to justify their rejection.

Table 13: Alternative Employment Site Allocations

Site	Issues
GOG2EAlt	- Loss of high quality agricultural land (Grades 1 & 2) - Sensitivity to change in the LCA
BOS3HEAlt	(Mixed employment and housing uses proposed) - Loss of high quality agricultural land (Grades 1 & 2) - Distance to SSSI - Distance to Railway Stations
BOB1EAlt	(Mixed employment and housing uses proposed) - Allocated for residential only
CRE14HEAlt	(Mixed employment and housing uses proposed) - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school - Sensitivity to change in the LCA -Greenfield
RIV3EAlt	- Loss of high quality agricultural land (Grades 1 & 2) - Distance to A12 - Greenfield
HAS6EAlt	- Loss of high quality agricultural land (Grades 1 & 2)

	<ul style="list-style-type: none"> - Sensitivity to change in the LCA - Greenfield
COL3EAlt	<ul style="list-style-type: none"> - Sensitivity to change in the LCA - Greenfield
GRG3EAlt	<ul style="list-style-type: none"> - Sensitivity to change in the LCA - Greenfield
BLA2HEAlt	<p>(Mixed employment and housing uses proposed)</p> <ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school - Capacity in nearest secondary school - Greenfield
BLA4EAlt	<ul style="list-style-type: none"> - Distance to LoWS - Distance to Ancient Woodland - Greenfield
EAR20EAlt	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to LoWS - Distance to Ancient Woodland - Distance to Bus Stops - Distance to Railway Stations - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA
EAR8EAlt	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Bus Stops - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA
FEE13EAlt	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Distance to A12 - Greenfield
GOS1EAlt	<ul style="list-style-type: none"> - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA - Greenfield
GOS7EAlt	<ul style="list-style-type: none"> - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA
KEL6EAlt	<ul style="list-style-type: none"> - Allocated for Comprehensive Development - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology
RIV5EAlt	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Sensitivity to change in the LCA

	- Greenfield
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4.5 Retail & Town Centre Use Site Allocations

The following tables identify the key issues resulting from the appraisal of preferred retail and town centre use sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 14: Appraisal Summaries of Preferred Retail & Town Centre Use Site Allocations

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
WIS9RTC	As part of WIS9H	<ul style="list-style-type: none"> - Highways access - Nearest Post Offices - Increase in retail floorspace - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Provision / suitability for community facilities 	<ul style="list-style-type: none"> - Loss of recreation (formal / informal), open space, allotments. - Loss of high quality agricultural land (Grades 1 & 2) - Presence of TPOs on site - Distance to Railway Stations and Train Regularity - Land is Greenfield 	<ul style="list-style-type: none"> - Capacities in sewage network - Impact on potentially Significant Junction for Air Quality - Identified potential risk from overland flow and/or surface water runoff
BRC4RTC	Retail	<ul style="list-style-type: none"> - Nearest Post Offices - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Rail links - Distance to Railway Stations and Train Regularity - Accessible location - Distance to Bus Stops and Bus Regularity 	<ul style="list-style-type: none"> - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
BRC10RTC	Retail	<ul style="list-style-type: none"> - Nearest Post Office - Rail links - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		<ul style="list-style-type: none"> - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Distance to primary shopping area boundaries 		
BRC9RTC	Retail	<ul style="list-style-type: none"> - Nearest Post Office - Distance to primary shopping area boundaries - Rail links - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to employment sites (B1, B2, B8) 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
BRC5RG/RTC	Retail & Town Centre Use and Regeneration Site	<ul style="list-style-type: none"> - Nearest Post Office - Increase in retail floorspace - Distance to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Site is PDL 	<ul style="list-style-type: none"> - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
HAS34RTC	Retail	<ul style="list-style-type: none"> - Nearest Post Offices - Increase in retail floorspace - Distance to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Site is PDL 	<ul style="list-style-type: none"> - Groundwater protection zone - Flood Zone 2 / Flood Zone 3 (a/b) 	<ul style="list-style-type: none"> - Within 125m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality
WCH23RTC	Retail	<ul style="list-style-type: none"> - Nearest Post Offices - Increase in retail floorspace - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Within 200m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality

4.5.1 Secondary, Cumulative and Synergistic Impacts of the Retail and Town Centre Use Allocations

Positive

- There will be numerous benefits, and cumulative positive impacts on town centre viability and vitality (Sustainability Objective 4) associated with more than one retail site allocation in the District's towns. This is valid for the two allocations in Witham and the four allocations in Braintree.

Negative

- There will be a cumulative negative impact on air quality (Sustainability Objective 14) in both the towns of Witham and Braintree where both towns have multiple retail allocations, and both also have air quality issues at identified junctions.

4.5.2 Alternative Retail and Town Centre Use Allocations

There were no alternative retail and town centre use allocation proposals received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA.

4.6 Comprehensive Development Area Allocations

The following tables identify the key issues resulting from the appraisal of preferred Comprehensive Development Area sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 15: Appraisal Summaries of Preferred Comprehensive Development Area Allocations

Sites	Positive	Negative	Other Issues to Address
WIN9CD	<ul style="list-style-type: none"> - Distance to a secondary school - Distances to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - No loss of recreation (formal / informal), open space, allotments. - Capacity in nearest primary school - Capacity in nearest secondary school 	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Distance to Railway Stations and Train Regularity - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<ul style="list-style-type: none"> - Potential impacts on air quality
WIN8CD	<ul style="list-style-type: none"> - Delivery of affordable housing - Increase in retail floorspace - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school 	<ul style="list-style-type: none"> - Distance to Railway Stations and Train Regularity - Loss of recreation (formal / informal) or open space or allotments. - Distance to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality

Sites	Positive	Negative	Other Issues to Address
	<ul style="list-style-type: none"> - Capacity in nearest primary school - Capacity in nearest secondary school 		
KEL6CD	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Increase in retail floorspace - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school - Capacity in nearest secondary school - Site is on PDL 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - BTE722 Gasworks part of site (potential contamination)
HAS26CD	<ul style="list-style-type: none"> - Nearest Post Offices - Distance to nearest GP - Distances to primary shopping area boundaries - Distances to employment sites 	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of recreation (formal / informal), open space, allotments. - Presence of TPOs on site 	<ul style="list-style-type: none"> - Identified potential risk from overland flow and/or surface water runoff, within 75m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality

Sites	Positive	Negative	Other Issues to Address
	(B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school	- Distance to Railway Stations and Train Regularity - Groundwater protection zone	
WCH9CD	- Nearest Post Offices - Distance to nearest GP - Site is PDL - Distances to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Capacity in nearest secondary school - No loss of recreation (formal / informal), open space, allotments.	- Distances to accessible natural greenspace - Capacity in nearest primary school - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology	- Within 275m of historic sewer flooding - Impact on potentially Significant Junction for Air Quality
WCH8CD (as part of WCH8H)	- Nearest Post Offices - Delivery of affordable housing - Distance to nearest GP	- Distances to accessible natural greenspace - Distance to a primary school	- Impact on potentially Significant Junction for Air Quality - Within 325m of historic sewer

Sites	Positive	Negative	Other Issues to Address
	<ul style="list-style-type: none"> - No loss of recreation (formal / informal), open space, allotments. - Distances to primary shopping area boundaries - Distances to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest secondary school - Site is PDL 	<ul style="list-style-type: none"> - Capacity in nearest primary school to support the size of development - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 	<p>flooding</p>
WCH14CD	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments - Distance to primary shopping area boundaries - Distance to employment sites (B1, B2, B8) - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity 	<ul style="list-style-type: none"> - Heritage designation / feature / archaeology on or adjacent to site - Capacity in nearest primary school to support the size of development - Distance to a primary school - Distances to accessible natural greenspace 	<ul style="list-style-type: none"> - Potential impacts on air quality - Within 325m of historic sewer flooding

Sites	Positive	Negative	Other Issues to Address
	<ul style="list-style-type: none"> - Accessible location - Rail links - Highways access - Distance to a secondary school - Capacity in nearest secondary school to support the size of development - Site is on PDL 		

4.6.1 Secondary, Cumulative and Synergistic Impacts of the Comprehensive Development Area Allocations

Positive

There will be numerous positive cumulative impacts associated with the vitality and viability, economic growth and townscape of Witham through the development of the Comprehensive Development Areas.

Negative

There may be some negative cumulative impacts associated with air quality in Witham through the development of the Comprehensive Development Areas in close proximity to those junctions noted for their poor air quality within the town.

4.6.2 Alternative Comprehensive Development Area Allocations

This sub-section responds to the Comprehensive Development Area allocation proposal not included above that was received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following table notes the site reference of the alternative allocations, and those negative impacts associated with it to justify its rejection.

Table 16: Alternative Comprehensive Development Area Allocation

Site	Issues
HAT13CDAlt	<ul style="list-style-type: none">- Loss of high quality agricultural land (Grades 1 & 2)- Distance to A12- Greenfield

4.7 Regeneration Sites

The following tables identify the key issues resulting from the appraisal of preferred regeneration sites. For each site, the positive and negative impacts have been highlighted, alongside those uncertain impacts that may require further consideration.

Following the sites identified and summarised for each of the above settlements, the cumulative and synergistic impacts of sites together has been concluded. A list of alternatives appraised is also given.

Table 17: Appraisal Summaries of Preferred Regeneration Site Allocations

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
BRC4RG	Mixed-use	<ul style="list-style-type: none"> - Nearest Post Offices - Distance to nearest GP - No loss of recreation (formal / informal), open space, allotments. - Distances to primary shopping area boundaries - Distance to Bus Stops and Bus Regularity - Distance to Railway Stations and Train Regularity - Accessible location - Rail links - Distance to a primary school - Distance to a secondary school - Site is PDL 	<ul style="list-style-type: none"> - Capacity in nearest primary school - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Distances to accessible natural greenspace 	<ul style="list-style-type: none"> - Impact on potentially Significant Junction for Air Quality
SIL6RG	Residential (80)	<ul style="list-style-type: none"> - Distance to Post Office - Delivery of affordable housing - Distance to nearest GP - No loss of recreation (formal / informal) or open space or allotments. - Distance to Bus Stops and Bus Regularity - Accessible location - Highways access - Distance to a primary school - Distance to a secondary 	<ul style="list-style-type: none"> - Distance to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Capacity in nearest primary school to support the size of development - Heritage designation / feature / archaeology on or adjacent to site 	<ul style="list-style-type: none"> - Identified potential risk from overland flow and/or surface water runoff

Sites	Potential Use (estimated net capacity)	Positive	Negative	Other Issues to Address
		school - Site is on PDL - Capacity in nearest secondary school to support the size of development		

4.7.1 Secondary, Cumulative and Synergistic Impacts of the Regeneration Site Allocations

There will be no positive or negative secondary, cumulative or synergistic impacts resulting from the regeneration site allocations.

4.7.2 Alternative Regeneration Site Allocations

There were no alternative Regeneration Site allocation proposals received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA.

4.8 Mixed Use Site Allocations

A number of sites came forward through the plan-making process' 'call-for-sites' and engagement exercises that were proposed for no specific use. These have never-the-less been appraised in the SA/SEA against the sustainability criteria in the site proforma, as far as possible and with as much information as was available.

Sites that came forward for mixed use have either since been allocated with the appropriate reference suffix (e.g. for housing [H] or employment [E] etc) or represent an alternative explored. The sites in the following table(s) therefore represent alternatives only.

4.8.1 Alternative Mixed Use Site Allocations

This sub-section responds to those mixed use proposals that were received by Place Services from Braintree District Council for appraisal and inclusion within the SA/SEA. The following tables note the site reference of alternative allocations, and those negative impacts associated with them to justify their rejection.

Table 18: Alternative Mixed Use Site Allocations

Site	Issues
BON12MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Highways access - Distance to a primary school - Capacity in nearest primary school - Capacity in nearest secondary school - Greenfield - Sensitivity to change in the LCA
BON7MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Highways access - Capacity in nearest primary school - Greenfield
BRC4MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Capacity in nearest primary school - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology
BRC3MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace

	- Capacity in nearest primary school
CRE3MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations and Train Regularity - Distance to a primary school - Greenfield - Sensitivity to change in the LCA
BLA5MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest secondary school - Distance to A12 or A120 - Greenfield
BLA9MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Contaminated land - Distance to A12 or A120 - Greenfield
BLA8MAIt	<ul style="list-style-type: none"> - Capacity in nearest secondary school - Capacity in nearest primary school - Distances to accessible natural greenspace
BLA7MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Capacity in nearest primary school - Capacity in nearest secondary school - Greenfield
RIV7MAIt	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distances to accessible natural greenspace - Distance to LoWS - Capacity in nearest primary school - Sensitivity to change in the LCA
HAT4MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Distance to a primary school - Capacity in nearest primary school to support the size of development - Distance to A12 - Greenfield
HAS14MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of recreation (formal / informal), open space, allotments. - Capacity in nearest primary school - Groundwater protection zone - Greenfield
ASH4MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Bus Stop - Distance to a primary school

	<ul style="list-style-type: none"> - Distance to a secondary school - Sensitivity to change in the LCA - Greenfield
CAS3TMAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Groundwater protection zone - Greenfield - Sensitivity to change in the LCA
COG7MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Highways access - Capacity in nearest primary school - Capacity in nearest secondary school - Distance to A120 - Greenfield
COG15MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school - Capacity in nearest secondary school - Distance to A12 or A120
COG1MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Highways access - Capacity in nearest primary school - Capacity in nearest secondary school - Distance to A120 - Greenfield
COG14MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Highways access - Distance to a primary school - Capacity in nearest primary school - Capacity in nearest secondary school - Distance to A120 - Greenfield
CRE2MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Capacity in nearest primary school - Greenfield - Sensitivity to change in the LCA
FEE8MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Distance to Railway Station - Capacity in nearest secondary school - Greenfield
FEE9MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace

	<ul style="list-style-type: none"> - Loss of high quality agricultural land (Grades 1 & 2) - Distance to LoWS - Distance to Railway Stations - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Distance to A12 - Greenfield
LIS1MAIt	<ul style="list-style-type: none"> - Distance to nearest GP - Distance to SSSI - Distance to LoWS - Distance to Bus Stop - Accessible location - Distance to a primary school - Distance to a secondary school - Capacity in nearest primary school - Sensitivity to change in the LCA - Greenfield
HAT5MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school - Distance to A12 - Greenfield
KEL3MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school to support the size of development - Greenfield
KEL1MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to Railway Stations - Distance to a primary school - Capacity in nearest primary school - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Greenfield
PAN1MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to a primary school - Capacity in nearest primary school - Sensitivity to change in the LCA - Greenfield
RAY4MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Capacity in nearest primary school - Sensitivity to change in the LCA - Greenfield

STE4MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Loss of high quality agricultural land (Grades 1 & 2) - Distance to a secondary school - Sensitivity to change in the LCA - Greenfield
SIB6MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Groundwater protection zone - Sensitivity to change in the LCA - Greenfield
CRG5MAIt	<ul style="list-style-type: none"> - Distances to accessible natural greenspace - Highways access - Capacity in nearest primary school - Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology - Sensitivity to change in the LCA - Greenfield

5 Conclusions

5.1 Development Management Policies

The Development Management Policies have been grouped thematically to show their impacts during the plan period. The conclusions of the policies are outlined below.

5.1.1 Sustainable Development Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM2	+	0	0	0	0	+	0	0	0	+	0	0	0	0	++

The Sustainable Development policies will have significant positive impacts on:

- Landscape and townscape

There will be further positive impacts on:

- Communities
- Biodiversity
- Cultural heritage

5.1.2 Housing Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM4	+	++	0	0	0	0	0	+	0	+	+	0	0	0	+
ADM5	0	+	++	0	0	0	+	+	0	+	0	0	0	0	+
ADM6	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM7	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM8	+	++	+	0	0	0	0	0	0	+	0	0	0	0	+
ADM9	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
ADM10	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM11	0	+	0	0	0	0	0	0	0	+	0	0	+	0	+
ADM12	0	+	0	0	+	0	0	0	0	0	0	0	0	0	+
ADM13	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+

ADM13a	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+
ADM14	+	0	+	0	0	+	0	0	0	0	0	0	0	0	+

The Housing policies will have significant positive impacts on:

- Housing
- Health

There will be further positive impacts on:

- Communities
- Economic growth
- Biodiversity
- Sustainable Transport
- Accessibility
- Cultural heritage
- Climate change
- Flood risk
- Landscape and townscape

5.1.3 Employment Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM15	0	0	0	0	++	0	0	+	+	0	0	0	0	0	0
ADM16	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
ADM17	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
ADM18	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0
ADM19	0	0	0	0	+	0	+	+	0	0	0	+	0	0	+
ADM21	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

The Employment policies will have significant positive impacts on:

- Economic growth.

There will be further positive impacts on:

- Housing
- Sustainable Transport
- Accessibility
- Education and skills
- Water quality
- Landscape and townscape

5.1.4 Retail Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM24	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0
ADM25	0	+	0	++	+	0	+	+	0	0	0	0	0	0	0
ADM26	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
ADM27	0	0	0	++	+	0	+	+	0	+	0	0	0	0	++
ADM28	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0
ADM30	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0
ADM31	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
ADM32	0	0	0	+	++	0	+	+	0	0	0	0	0	0	0
ADM33	0	0	0	++	+	0	0	0	0	0	0	0	0	0	0
ADM34	0	+	0	+	+	0	+	+	0	+	0	0	0	0	+
ADM35	+	+	0	+	+	0	0	+	0	0	0	0	0	0	0
ADM36	+	+	+	+	+	+	+	+	0	/	0	0	0	0	+
ADM37	0	+	0	0	+	0	+	+	0	0	0	0	0	0	0
ADM37A	0	0	0	+	+	0	0	+	0	0	0	0	0	0	0

The Retail policies will have significant positive impacts on:

- The vitality and viability of service centres
- Economic growth
- Landscape and townscape

There will be further positive impacts on:

- Communities and safety
- Housing
- Health
- Biodiversity
- Sustainable Transport
- Accessibility
- Cultural heritage

There will however be uncertain impacts on:

- Cultural heritage

5.1.5 Community Facilities Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM38	0	0	0	0	0	0	0	0	++	0	0	0	0	0	/
ADM39	+	0	+	0	0	0	0	0	++	0	0	0	0	0	0
ADM40	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM41	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
ADM42	+	0	+	0	0	0	+	+	0	0	0	0	0	0	+
ADM43	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0
ADM43a	0	/	++	0	0	0	0	0	0	0	0	0	0	0	0
ADM44	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0

The Community facilities policies will have significant positive impacts on:

- Health
- Education and skills

There will be further positive impacts on:

- Communities and safety
- Sustainable Transport
- Accessibility
- Landscape and townscape

There will however be uncertain impacts on:

- Housing
- Landscape and townscape

5.1.6 Transport Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM45	+	0	0	0	0	0	++	++	0	0	+	0	0	+	0
ADM46	0	0	+	0	0	0	++	++	0	0	0	0	0	0	0
ADM47	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0
ADM48	0	0	0	0	0	0	+	0	0	0	+	0	0	0	+
ADM49	0	0	0	0	0	0	+	+	0	0	0	0	0	0	/

The Transport policies will have significant positive impacts on:

- Sustainable Transport
- Accessibility

There will be further positive impacts on:

- Communities and safety
- Health
- Climate change
- Air quality
- Landscape and townscape

There will however be uncertain impacts on:

- Landscape and townscape

5.1.7 Environment Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM50	0	0	0	0	0	+	0	0	0	+	0	0	0	0	++
ADM51	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0
ADM52	/	/	0	0	+	+	-	+	0	+	0	0	0	0	+
ADM53	0	0	0	0	+	/	-	+	0	0	0	0	0	0	+
ADM53A	0	0	0	0	+	/	/	+	0	/	0	0	0	0	+
ADM54	0	0	0	0	0	+	0	0	0	+	0	0	0	0	+
ADM55	0	0	0	0	0	0	0	0	0	+	++	+	0	0	0
ADM56	0	0	+	0	0	/	0	0	0	/	++	+	+	0	/
ADM57	0	0	+	0	0	+	0	0	0	+	0	+	0	0	0
ADM58	+	0	+	0	0	+	0	0	0	0	0	+	0	+	0
ADM59	+	0	0	0	0	+	0	0	0	+	0	0	0	0	0

The Environment policies will have significant positive impacts on:

- Biodiversity
- Climate change
- Landscape and townscape

There will be further positive impacts on:

- Communities and safety
- Health

- Economic growth
- Accessibility
- Cultural heritage
- Water quality
- Flood risk
- Air quality

There will however be uncertain impacts on:

- Communities and safety
- Housing
- Biodiversity
- Sustainable transport uptake
- Cultural heritage
- Landscape and townscape

There will be negative impacts on:

- Sustainable transport

5.1.8 Design, Conservation and Listed Buildings Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM60	+	0	0	0	0	+	+	+	0	+	+	+	+	0	+
ADM61	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADM62	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM63	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM64	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM65	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM66	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM67	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+
ADM68	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0
ADM69	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0

The Design, Conservation and Listed Buildings policies will have positive impacts on:

- Communities and safety
- Biodiversity
- Sustainable transport

- Accessibility
- Cultural heritage
- Climate change
- Water quality
- Landscape and townscape

5.1.9 Sport and Recreation Policies

	Sustainability Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ADM70	+	0	+	+	0	0	+	+	0	0	0	0	0	0	/
ADM71	0	0	/	0	0	+	0	+	0	0	0	0	0	0	+
ADM72	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0
ADM73	0	0	+	0	0	/	+	0	0	/	0	0	0	0	0
ADM74	+	0	++	0	0	+	0	0	0	0	0	0	0	0	+
ADM75	0	0	0	0	+	/	+	+	0	0	0	+	0	0	+
ADM75a	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0

The Sport and Recreation policies will have significant positive impacts on:

- Health

There will be further positive impacts on:

- Communities
- The vitality and viability of service centres
- Economic growth
- Biodiversity
- Sustainable transport
- Accessibility
- Water quality
- Landscapes and townscapes

There will however be uncertain impacts on:

- Health
- Biodiversity
- Cultural heritage
- Landscapes and townscapes

5.1.10 Overall Compatibility of Policies and Sustainability Objectives

	Positive impacts	Negative / Uncertain impacts	Highest Individual Impact
1. Community facilities, cohesion, safety	21/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 1/76 policy has an uncertain impact on this objective.	+
2. Housing	16/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 2/76 policies have an uncertain impact on this objective.	++
3. Health	19/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective 1/76 policy has an uncertain impact on this objective.	++
4. Service centre vitality	14/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective 0/76 policies have an uncertain impact on this objective.	++
5. Economic growth	23/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective 0/76 policies have uncertain impacts on this objective.	++
6. Biodiversity	13/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective 5/76 policies have uncertain impacts on this objective.	++
7. Sustainable transport	19/76 policies address this sustainability objective positively.	2/76 policies have negative impacts on this objective (). 1/76 policy has an uncertain impact on this objective	++
8. Accessibility	28/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective 0/76 policies have uncertain impacts on this objective	++
9. Education and skills	3/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 0/76 policies have uncertain impacts on this objective.	++
10. Cultural heritage	23/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 4/76 policies have uncertain impacts on this objective.	++
11. Climate change	6/76 policies address this sustainability objective	0/76 policies have negative	++

	positively.	impacts on this objective. 0/76 policies have uncertain impacts on this objective.	
12. Water	7/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 0/76 policies have uncertain impacts on this objective.	+
13. Flood risk	3/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 0/76 policies have uncertain impacts on this objective.	+
14. Air quality	2/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 0/76 policies have uncertain impacts on this objective.	+
15. Landscapes, townscapes	32/76 policies address this sustainability objective positively.	0/76 policies have negative impacts on this objective. 4/76 policies have uncertain impacts on this objective.	++

As can be seen, the Development management Policies positively impact on all of the Sustainability Objectives both individually and cumulatively. Performance is particularly strong in shaping the District's communities, economy and landscape.

Areas of possible improvement exist concerning water quality and sewerage, flood risk and air quality.

5.2 Site Allocations

The preferred site allocations within the Pre Submission Site Allocation and Development Management Plan have been appraised on their own individual merits. These are summarised below. For more detailed individual impacts across all settlements, please see Annexes with the prefix D – Site Appraisals.

5.2.1 Braintree Sites

There will generally be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to primary shopping area boundaries
- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Distances to Railway Stations and Train Regularity
- Accessible locations
- Rail links
- Highways access
- Distances to a primary school
- Distances to a secondary school

- The utilisation of PDL

There will generally be negative impacts on:

- Distances to accessible natural greenspace
- Capacity of primary schools
- Capacity of secondary schools
- Loss of Greenfield land in peripheral locations

There will be uncertain impacts on:

- Air quality
- Overland flow and surface water runoff

5.2.2 Halstead Sites

There will generally be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to primary shopping area boundaries
- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Accessible locations
- Highways access
- Distances to a primary school
- Distances to a secondary school
- Capacity of secondary school
- The utilisation of PDL

There will be generally negative impacts on:

- Distances to accessible natural greenspace
- Capacity of primary schools

There will be uncertain impacts on:

- A groundwater protection zone

5.2.3 Witham Sites

There will generally be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to primary shopping area boundaries

- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Distances to Railway Stations and Train Regularity
- Accessible locations
- Rail links
- Distances to a secondary school
- Capacity in secondary schools
- Utilisation of PDL

There will generally be negative impacts on:

- Distances to accessible natural greenspace
- Capacity of primary schools
- Access to rail (walking / cycling)
- Heritage designations / features

There will be uncertain impacts on:

- Air quality

5.2.4 Coggeshall Site

There will be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments
- Distances to primary shopping area boundaries
- Distances to Bus Stops and Bus Regularity
- Accessible locations
- Distances to a primary school
- Distance to a secondary school

There will be negative impacts on:

- Distances to accessible natural greenspace
- Distances to employment sites (B1, B2, B8)
- Presence of TPOs on site
- Highways access
- Capacity in nearest primary school
- Capacity in nearest secondary school
- Heritage designations / features / archaeology
- Sensitivity to change in the LCA
- Loss of Greenfield land

5.2.5 Earls Colne Sites

There will be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Accessible locations
- Distances to a primary school
- Distances to a secondary school
- Capacity in nearest secondary school
- Capacity in nearest primary school

There will be negative impacts on:

- Distances to accessible natural greenspace
- Distances to Railway Stations and Train Regularity
- Heritage designations / features / archaeology
- Sensitivity to change in the LCA

5.2.6 Hatfield Peverel Site

There will be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Distances to Railway Stations and Train Regularity
- Accessible locations
- Rail links
- Distances to a secondary school
- Capacity in nearest secondary school

There will be negative impacts on:

- Distances to accessible natural greenspace
- Loss of high quality agricultural land (Grades 1 & 2)
- Distances to a primary school
- Capacity in nearest primary school
- Distance to A12 (air quality)

5.2.7 Kelvedon Site

There will be positive impacts on:

- Distance to Post Office
- Delivery of affordable housing
- Distance to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Increase in retail floorspace
- Distance to Bus Stops and Bus Regularity
- Distance to Railway Stations and Train Regularity
- Accessible location
- Rail links
- Highways access
- Distance to a primary school
- Distance to a secondary school
- Capacity in nearest primary school
- Capacity in nearest secondary school
- Utilisation of PDL

There will be negative impacts on:

- Distance to accessible natural greenspace
- Heritage designation / feature / archaeology

There will be uncertain impacts on:

- Potential contamination

5.2.8 Sible Hedingham Sites

There will generally be positive impacts on:

- Distances to Post Office
- Delivery of affordable housing
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to employment sites (B1, B2, B8)
- Distances to Bus Stops and Bus Regularity
- Accessible locations
- Distances to a secondary school
- Capacity in nearest secondary school
- Utilisation of PDL

There will be generally negative impacts on:

- Distances to accessible natural greenspace
- Distances to LNR
- Distances to LoWS

- Distances to Railway Stations and Train Regularity
- Distances to a primary school
- Capacity in nearest primary school
- Groundwater protection zone
- Provision of employment sites (B1, B2, B8)

5.2.9 Silver End Sites

There will generally be positive impacts on:

- Distances to Post Offices
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to Bus Stops and Bus Regularity
- Accessible locations
- Highways access
- Distances to a primary school
- Distances to a secondary school
- Utilisation of PDL
- Capacity in nearest secondary school

There will be negative impacts on:

- Distances to accessible natural greenspace
- Loss of high quality agricultural land (Grades 1 & 2)
- Distances to Railway Stations and Train Regularity
- Capacity in nearest primary school
- Heritage designations / features / archaeology

5.2.10 Steeple Bumpstead Site

There will be positive impacts on:

- Distance to Post Office
- Delivery of affordable housing
- No loss of recreation (formal / informal) or open space or allotments.
- Distance to employment sites (B1, B2, B8)
- Distance to Bus Stops and Bus Regularity
- Distance to a primary school
- Capacity in nearest secondary school
- Capacity in nearest primary school

There will be negative impacts on:

- Distance to accessible natural greenspace

- Loss of high quality agricultural land (Grades 1 & 2)
- Distance to a secondary school
- Heritage designation / feature / archaeology
- Sensitivity to change in the LCA
- Loss of Greenfield land

5.2.11 Feering Site

There will be positive impacts on:

- Delivery of affordable housing
- No loss of recreation (formal / informal) or open space or allotments.
- Distance to employment sites (B1, B2, B8)
- Distance to Bus Stops and Bus Regularity
- Rail links
- Distance to a primary school
- Distance to a secondary school
- Capacity in nearest secondary school
- Capacity in nearest primary school

There will be negative impacts on:

- Distance to accessible natural greenspace
- Loss of high quality agricultural land (Grades 1 & 2)
- Distance to Railway Stations and Train Regularity
- Heritage designation / feature / archaeology
- Distance to A12 (air quality)
- Loss of Greenfield

There will be uncertain impacts on:

- Identified potential risk from overland flow and/or surface water runoff

5.2.12 Great Yeldham Sites

There will generally be positive impacts on:

- Distances to Post Office
- Delivery of affordable housing
- Distances to nearest GP
- No loss of recreation (formal / informal) or open space or allotments.
- Distances to Bus Stops and Bus Regularity
- Distances to a primary school
- Distances to a secondary school
- Capacity in nearest secondary school

There will be generally negative impacts on:

- Distances to accessible natural greenspace
- Distances to employment sites (B1, B2, B8)
- Distances to Railway Stations and Train Regularity
- Capacity in nearest primary school

5.3 Secondary, Cumulative and Synergistic Impacts of the Site Allocations

5.3.1 Positive

The majority of the preferred site allocations are well located, with numerous positive impacts realised for distance and access to services. As such it would be hoped that there would be a cumulative strengthening of positive impacts on sustainable transport uptake and also cumulative positive impacts on inclusive access to schools, jobs and other healthcare facilities.

There will also be a cumulative positive impact on townscape through the allocation of development on a significant proportion of the District's brownfield / previously developed sites. Positive cumulative impacts will also be realised in the delivery of affordable housing in the District through a range of small schemes and larger developments in the District's main towns and key service villages.

5.3.2 Negative

There will be a number of negative cumulative impacts to be expected from growth. There may be cumulative negative impacts on health through the majority of sites being distanced from designated accessible natural greenspace. Despite this, the District Council have an adopted Open Space SPD which will alleviate some of these health impacts and seeks to provide open space for developments commensurate to scale.

There may also be negative cumulative impacts on the general historic character of settlements and the District as a whole through the preferred allocations. It is acknowledged however that these cumulative impacts are likely to be alleviated through addressing individual impacts at the application stage and in conformity to Policies ADM63-ADM69 where relevant. It should also be noted that there is a general thread of cultural heritage asset protection running through the proposed development management policies.

Regarding the District's main towns, there is likely to be a cumulative negative impact on air quality, where some key junctions currently perform poorly for air quality.

Of particular note are the cumulative negative impacts identified on education and skills through the capacity of existing schools. It is acknowledged that Policy ADM38 includes its support for the re-modelling and expansion of primary and secondary schools, which implies that certain other planning constraints may be relaxed to ensure that local needs are addressed and that provision is not within the District Council's remit. Despite this, the impacts of development at present would be considerable taking into account the current capacity of the District's schools.

6 Monitoring and Next Steps

6.1 Monitoring

The significant sustainability effects of implementing a Local Plan must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. Annex C of this Environmental Report contains suggested indicators in order to monitor each of the Sustainability Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Appendix 14 of the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' guidance (ODPM) provides further details on the implementation and monitoring of LDFs. It states that it is not necessary to monitor everything, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

6.2 Next Steps

6.2.1 Consultation

To enable the community and other stakeholders to continue to contribute to the Plan, there is now a period of formal consultation on the Pre-Submission Site Allocation and Development Management Plan. This Environmental Report will be published for consultation alongside the Plan, so that it might facilitate more informed responses. It is also important that there is an opportunity for questions to be raised regarding any of the judgements made within this SA/SEA, and further evidence put forward that may help to consider sustainability effects.

Following consultation, views and comments will be reported to the Braintree District Council following the end of the public consultation period. They will then approve a plan for Submission – a revised version of the consultation document, which will be submitted to the Planning Inspectorate for examination. The Submission Plan and any objections to this document will be sent to the Planning Inspector who will consider whether the Submission Plan meets the following tests of soundness:-

- To be positively prepared
- Justified
- Effective
- Consistent with national policy

6.2.2 SA/SEA Adoption Statement

Once a plan or programme has been adopted, the SEA Directive requires those responsible for preparing it, in this case Braintree District Council, to provide the public and the Consultation Bodies with information on how environmental considerations and consultation responses are reflected in the plan or programme and how its implementation will be monitored in the future.

The Directive states that:

Plan or programme proponents should ensure that, when a plan or programme is adopted, the Environmental Consultation Bodies and the public are informed and the following items are made available to those so informed:

(a) the plan or programme as adopted;

(b) a statement summarising how environmental considerations have been integrated into the plan or programme...[including] the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and

(c) the measures decided concerning monitoring [of the plan]

Annex 9(1)

In light of this requirement, Braintree District Council should prepare an SA/SEA Adoption Statement setting out the above information (reporting on how sustainability considerations have been taken into account rather than environmental considerations only).

This information is issued by
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