



# **Sustainability Appraisal of the Braintree District Local Plan**

## **Preferred Options Local Plan Regulation 18 Consultation**

### **Braintree District Council**

**Final report**

Prepared by LUC

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# Chapter 1

## Introduction

**1.1** This report has prepared by LUC on behalf of Braintree District Council to document the current stage of the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Braintree District Local Plan.

**1.2** This SA report relates to the Preferred Options Consultation version of the draft Braintree District Local Plan that is being published for Regulation 18 consultation. The report should be read in conjunction with that version of the plan. Once adopted, the document will set the approach for development in the district until 2041.

## The Local Plan area

**1.3** Braintree District is located in the north of Essex County (shown in **Figure 1.1**). With the exception of the towns of Braintree, Halstead, and Witham, it is a predominately rural district covering some 611.7 km<sup>2</sup> [**See reference 1**]. The 2021 Census reported the district as having a population of 155,200, with the highest proportion of people aged between the ages of 50 and 64 [**See reference 2**].

**1.4** Braintree District shares its borders with Colchester and Babergh local authority areas to the east, Chelmsford and Maldon to the south, Uttlesford to the west and South Cambridgeshire and West Suffolk to the north. The largest settlement in Braintree District is Braintree town, located towards the centre of the district. The market towns of Halstead and Witham are set in rich farmlands within the district. The rural landscape forms the setting for the rural settlements and villages which characterise much of the district.

**1.5** The district benefits from relatively good transport connectivity by a range of transport modes. Braintree town is served by the Braintree branch line, which provides direct train services to London Liverpool Street via Witham. Braintree town benefits from two railway stations: Braintree and Braintree Freeport. There are several other railway stations in the district including those at Cressing, Witham, White Notley, Kelvedon, Bures and Hatfield Peverel. Braintree has an extensive bus network, connecting the district to the surrounding towns and villages, as well as larger urban centres outside of the district, like Chelmsford and Colchester. Additionally, the A120 and A12 both run through Braintree, providing a direct link to the M11 and Stansted Airport to the west, and Colchester to the east. Braintree town benefits from access to the A120, while the market town of Witham is located between junctions 21 and 22 of the A12.

**1.6** There are areas of high landscape value within and surrounding the district. The district lies within the South Suffolk and North Essex Clayland National Character Area (NCA), which is characterised by its wooded and arable landscapes. The Dedham Vale National Landscape lies within 1.2km to the east of the district. Braintree District is home to three Sites of Special Scientific Interest (SSSIs) - Bovington Hall Woods, Belcher's and Broadfield Woods, and Chalkney Wood. The district also contains 253 Local Wildlife Sites (LWSs), which are dispersed across the district. These sites collectively contribute to the district's ecological diversity and natural beauty.

## **Braintree District Local Plan**

**1.7** The current adopted Braintree District Local Plan Local, provides a vision and planning framework for how the district will develop and grow up to 2033, identifying the most sustainable locations to deliver local housing needs and supporting infrastructure, such as employment, community facilities, retail, leisure and transport. The plan also includes policies to address the preservation and enhancement of heritage and character, the local environment, green spaces and tackling climate change. It allocates land for appropriate development, sets out strategic planning policies and an overall strategy to guide decisions on the location, pattern, scale, and quality of development and/or changes in the way land and buildings are used.

**1.8** The plan comprises two sections:

- Section 1 of the Local Plan, prepared jointly by the North Essex Authorities (i.e. Braintree District Council, Tendring District Council, and Colchester Borough Council), which was adopted in February 2021. Section 1 outlines the strategic vision for growth and development in North Essex and forms the first part of each authority's respective Local Plan. It contains policies on sustainable development, overall housing and employment needs, infrastructure, place shaping, the spatial strategy and the development of the Tendring Colchester Borders Garden Community (TCBGC).
- Section 2 of the Local Plan, which was adopted in July 2022. Section 2 provides more detailed policies and site allocations for Braintree District.

Figure 1.1: Location of Braintree District

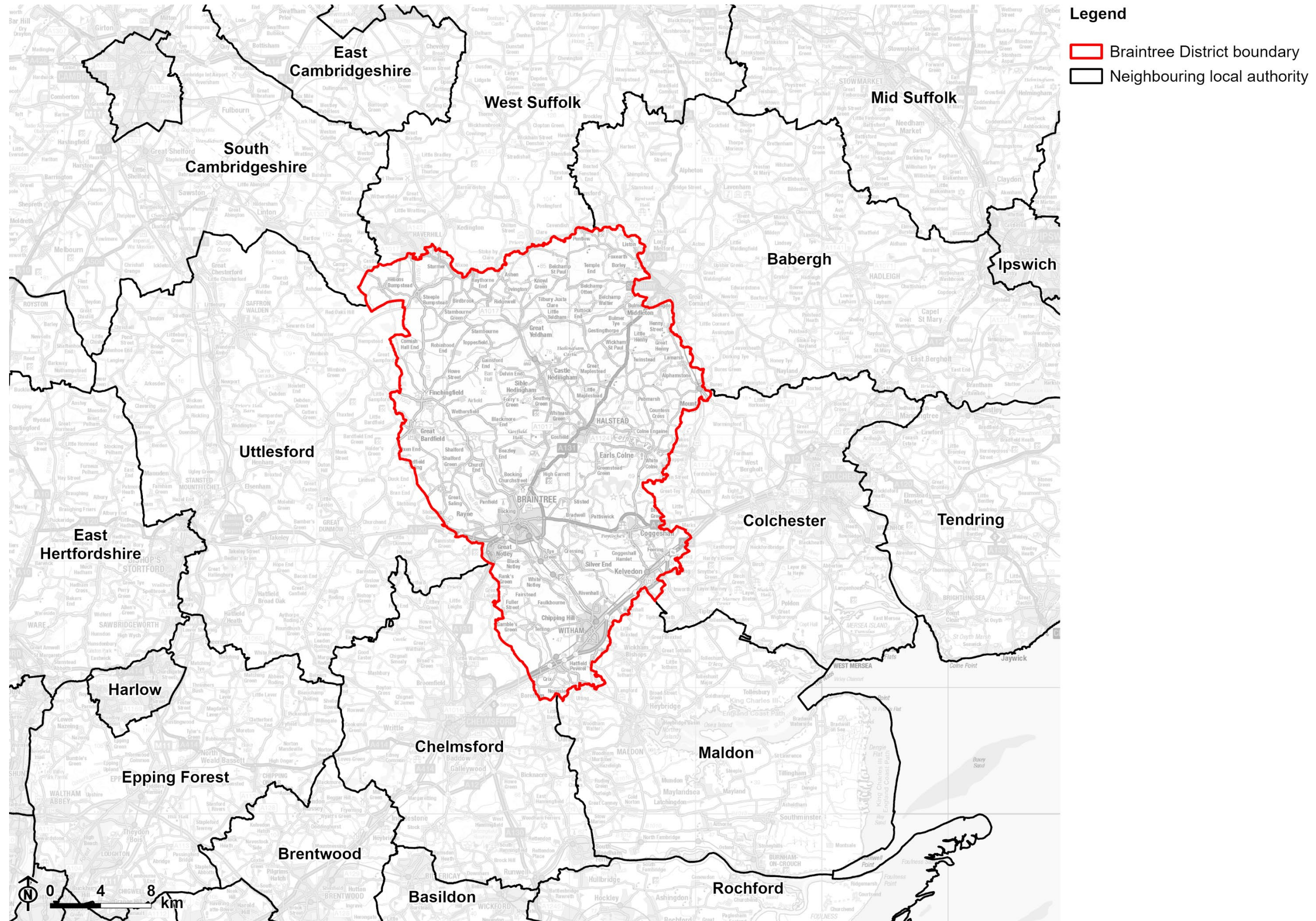


Figure 1.1: Location of Braintree District  
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**1.9** The development plan for the district, against which planning applications in the plan area are assessed, also includes the adopted Essex Minerals Local Plan (2014) and the Essex and Southend-on-Sea Waste Local Plan (2017).

**1.10** At a Local Plan Subcommittee in March 2024, the decision was made to commence work on a refresh and roll forward of the Braintree District Local Plan to 2041. The approach to be taken was to extend the plan period by seven years.

**1.11** The following stages in the development of the Local Plan Review have been undertaken to date:

- A call for sites was initially undertaken by the Council between April and May 2024 and then extended to October 2024. This sought to identify potential sites that may be able to help meet the district's development needs over the new plan period.
- In July 2024 the Council conducted an informal, non-statutory early engagement exercise for residents, stakeholders and communities to share initial ideas and suggestions on what they would like to be considered in the plan.
- Between January and March 2025 the Council consulted on an Issues and Options Local Plan document to present the key challenges for future development and ask residents for their views on how these issues can best be addressed through planning policies. Views were also sought from consultees about whether the vision, objectives and policies of the adopted Local Plan continue to be appropriate. The options considered in the Issues and Options document were those that were subject to SA as part of the work for the adopted Local Plan. The work on the Issues and Options document did not identify any additional reasonable alternatives for appraisal through the SA.

**1.12** The Preferred Options version of the Local Plan that has now been prepared comprises the following main components:

- Local Plan vision and objectives - setting out how the district will look at the end of the plan period up to 2041 and a set of 12 objectives to achieve this.
- Spatial strategy – setting out an overview of the level of overall development over the plan period and where it will be delivered in the plan area.
- Location based policies – setting out specific sites and areas for different types of development (including housing and employment) to meet the spatial strategy for the plan area.
- Development management policies – topic-specific policies setting out requirements to guide development proposals in the plan area.

## Sustainability Appraisal and Strategic Environmental Assessment

**1.13** Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

**1.14** As set out in the explanatory Memorandum accompanying the Brexit amendments [See reference 3], environmental assessment is also necessary to ensure that the law functions correctly following the UK's exit from the EU. No substantive changes are being made by this instrument to the way the SEA regime operates. Therefore, the SEA Regulations remain in force and it is a legal requirement for the Braintree District Local Plan to be subject to SA and SEA throughout its preparation.

**1.15** The requirements to carry out SA and SEA are distinct. The processes have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. It is possible to satisfy the requirement for both processes using a single approach to appraisal (as advocated in the Government's Planning Practice Guidance (PPG) [\[See reference 4\]](#)), whereby users can comply with the requirements of the SEA Regulations through a single integrated SA process. This is the process that is being undertaken by Braintree District Council. Throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

**1.16** The SA process comprises a number of stages as, shown below:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the SA Report.
- Stage D: Consulting on the Local Plan and the SA Report.
- Stage E: Monitoring the significant effects of implementing the Local Plan.

## Requirements of the SEA Regulations and where they are met in this report

### Preparation of an environmental report

**1.17** Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the

plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):

- a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.
  - Covered in Chapter 1, Chapter 3 and Appendix B of this SA Report.
- b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
  - Covered in Chapter 3 and Appendix C of this SA Report.
- c) The environmental characteristics of areas likely to be significantly affected.
  - Covered in Chapter 3 and Appendix C of this SA Report.
- d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
  - Covered in Chapter 3 and Appendix C of this SA Report.
- e) The environmental protection, objectives, established at international, community or national 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.
  - Covered in Chapter 3 and Appendix B of this SA Report.
- f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.)
  - Covered in Chapters 6 and 7 of this SA Report.

- g) The measures envisaged to prevent, reduce and as fully possible offset any significant adverse effects on the environment of implementing the plan or programme.
  - Covered in Chapters 4, 6 and 7 of this SA Report.
- h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
  - Information about how the assessment was undertaken and difficulties encountered is covered in Chapter 2 of this SA Report.
  - The reasons for selecting the level and distribution of growth (including the site allocations) set out in the Local Plan in light of the reasonable alternatives are provided in Chapter 2 of this SA Report.
- i) A description of measures envisaged concerning monitoring in accordance with Reg. 17.
  - Covered in Chapter 8 of this SA Report.
- j) A non-technical summary of the information provided under the above headings.
  - A separate non-technical summary document will be prepared to accompany the SA Report for the Regulation 19 Local Plan.
- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).
  - Addressed throughout this SA Report.

## Consultation requirements

- Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)).
  - Consultation on the scope and level of detail of the SA was carried out with the Environment Agency, Historic England, and Natural England for a five week period commencing August 2024.
- Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13).
  - Consultation on the Preferred Options Local Plan and this SA Report will be undertaken between 03 March 2026 and 17 April 2026.
- Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14).
  - The Local Plan is not expected to have significant effects on other EU Member States.

## Taking the environmental report and the results of the consultations into account into decision-making (Reg. 16)

### Provision of information on the decision

**1.18** When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:

- The plan or programme as adopted;
- A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures decided concerning monitoring.
  - To be addressed after the Local Plan is adopted.

## Monitoring

- Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17).
  - To be addressed after the Local Plan is adopted.

## Quality assurance

- Environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.
  - This report has been produced in line with current guidance and good practice for SEA/SA and this section demonstrates where the requirements of the SEA Regulations have been met.

# Habitats Regulations Assessment

**1.19** The requirement to undertake Habitats Regulations Assessment (HRA) of land-use plans was confirmed by the amendments to The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 [See reference 5]. The currently applicable version is The Conservation of Habitats and Species Regulations 2017, as amended by The Conservation of Habitats and Species (Amendment)

(EU Exit) Regulations 2019 [See reference 6] (hereafter referred to as the “Habitats Regulations”). When preparing a land-use plan, the competent authority (in this case Braintree District Council) is therefore required by law to carry out an HRA. The competent authority can commission consultants to undertake HRA work on its behalf which is then reported to and considered by the competent authority. The Council will consider the HRA and may only progress the Local Plan if it considers that it will not adversely affect the integrity of any Habitats Sites or have a significant effect on qualifying habitats or species for which the Habitats Sites are designated for, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a Plan is also noted in the PPG [See reference 7].

**1.20** The HRA is being undertaken separately but the findings have been taken into account in the SA where relevant, for example to inform judgements about the likely effects of potential development locations on biodiversity.

## Structure of this report

**1.21** This chapter has introduced Braintree District, the Braintree District Local Plan and the SA process. The remainder of the report is structured into the following chapters:

- Chapter 2 describes the method used to carry out the SA and the difficulties encountered.
- Chapter 3 provides information about the relevant sustainability objectives set out in other policies, plans and programmes and the environmental, social and economic baseline for the plan area in order to identify the key sustainability issues facing Braintree District and their likely evolution without the Local Plan. Based on this information the sustainability objectives are set out, against which the SA appraises the effects of the Local Plan options.
- Chapter 4 presents the SA findings for the options considered for the spatial strategy for the Local Plan document.

- Chapter 5 presents the SA findings for the site options considered for the Local Plan document.
- Chapter 6 presents the SA findings for the policies included in the Preferred Options Local Plan document.
- Chapter 7 presents the cumulative SA findings of the Preferred Options Local Plan document.
- Chapter 8 presents a set of indicators that can be used to monitor the significant sustainability effects of implementing the Local Plan.
- Chapter 9 outlines the next steps in the Local Plan preparation and SA processes.
- Appendix A sets out the consultation comments received in relation to the SA Scoping Report and the SA team's responses to these.
- Appendix B sets out a review of the plans, policies and programmes of most relevance to the emerging Local Plan and the SA work.
- Appendix C sets out the updated baseline evidence that has informed the SA work.
- Appendix D sets out the detailed criteria that have informed the appraisal of the site options considered for allocation in the Local Plan.
- Appendix E sets out the Council's reasons for selecting or rejecting options considered for the Local Plan in light of alternatives.

## Chapter 2

# Methodology

**2.1** In addition to complying with legal requirements, the approach being taken to the SA of the Braintree District Local Plan is based on current good practice and the guidance on SA/SEA set out in the PPG. This calls for SA to be carried out as an integral part of the plan-making process. **Figure 2.1** sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**2.2** The sections below describe the approach that has been taken to the SA of the Braintree District Local Plan to date and provide information on the subsequent stages of the process.

Figure 2.1: Corresponding stages in plan-making and SA



## Stage A: Scoping

2.3 The Scoping stage of SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context

and key sustainability issues and using these to inform the appraisal framework. The following sections outline the key tasks involved in the Scoping stage of the SA.

## Review other relevant policies, plans and programmes to establish policy context

**2.4** A Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report (i.e. this SA Report) to describe the relationship of the plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support attainment of sustainability objectives that have been established at the international and national levels.

**2.5** A review was therefore undertaken as part of the preparation of each iteration of the SA Report of other policies, plans, and programmes at the international and national levels that were considered to be relevant to the scope of the Braintree District Local Plan. The review is presented in **Appendix B**.

## Collect baseline information to establish sustainability context

**2.6** Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation.

**2.7** Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the Local Plan.

**2.8** The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve

without the plan. An understanding of this likely future evolution, together with the assessed effects of the plan itself, allows the SA to report on cumulative effects, another requirement of the SEA Regulations.

**2.9** The SEA Regulations require assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to the SEA topics and additional sustainability topics were also addressed, covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the SA and SEA processes. Baseline information for Braintree District has been reviewed as part of the preparation of each iteration of the SA Report and is presented in **Appendix C**.

## Identify key sustainability issues

**2.10** The review and collation of baseline information allows for the identification of existing key sustainability issues, including problems as required by the SEA Regulations.

**2.11** The key sustainability issues for Braintree District and their likely evolution without the Local Plan are summarised in **Chapter 3**.

## Develop the SA framework

**2.12** The relevant sustainability objectives identified by the review of other policies, plans, and programmes, together with the key sustainability issues facing the district that were identified by the collection and review of baseline information, helped to inform the development of a set of sustainability objectives (the 'SA framework') against which the effects of the Local Plan would be assessed. These objectives take into account the types of issues that are capable of being affected by the land use planning system.

**2.13** Development of an SA framework is not a requirement of the SEA Regulations but it is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The SA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan. The SA framework that has been used for the Braintree District Local Plan is presented in **Chapter 3**.

## Appraisal framework for development site options

**2.14** To ensure consistency and transparency when assessing the likely sustainability effects of the development site options being considered for allocation, the SA framework is supported by a set of site assessment criteria and assumptions. These set out specific parameters for identifying positive and negative effects, both minor and significant. The criteria are mostly spatial in nature and based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of higher landscape sensitivity) and distance to key services and facilities (e.g. service centres or public transport links). These criteria and assumptions are presented in **Appendix D**. The criteria were applied using a Geographical Information System (GIS) and appropriate digital data.

## Consult on the scope and level of detail of the SA

**2.15** Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.

**2.16** The SEA Regulations require that the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) are consulted “when deciding on the scope and level of detail of the information that must be included” in the SA report. The scope and level of detail of the SA is governed by the SA framework and the statutory consultees were therefore consulted on this when it was

developed as part of the scoping process for the SA Report. Consultation was undertaken on the SA Scoping Report for a five week period commencing August 2024.

**2.17 Appendix A** lists the comments that were received on the SA during consultation and describes how each one has been addressed.

## SA Stage C: Preparing the SA Report

**2.18** This SA Report describes the process that has been undertaken to date in carrying out the SA of the Braintree District Local Plan. It sets out the findings of the appraisal of preferred and reasonable alternative site and policy options (including those that relate to the spatial strategy or the plan area), highlighting any likely significant effects, both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects where relevant. These findings are set out in **Chapters 4 to 7**.

**2.19** Recommendations have been made throughout the SA process for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the plan.

## SA Stage D: Consultation on the Local Plan and the SA Report

**2.20** Information about consultation on the SA that has already taken place at earlier stages of plan-making has been provided above.

**2.21** Braintree District Council is now inviting comments on the Preferred Options Local Plan and this SA Report. Consultation comments on this SA Report will be taken into account in the remaining stages of the SA.

## SA Stage E: Monitoring implementation of the Local Plan

**2.22** Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Braintree District Local Plan are presented in **Chapter 8**.

### Difficulties Encountered

**2.23** The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...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.”

**2.24** A number of difficulties and limitations arose in the course of the SA and these are described below.

- Not all baseline data was available or are possible to collect. In collating the baseline data, problems encountered included the difficulty of obtaining ward or district level data consistently and the difficulty of identifying trends in some datasets. SEA guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Not all the relevant information was available at the local level and as a result there are some gaps within the datasets. Nevertheless, the available information provides a sufficiently comprehensive view of the sustainability issues within the plan area.

- The assumptions and criteria presented in Appendix D include a number of distance-based criteria that have been used to identify the likely effects of site options. Spatial analysis was based on straight line walking distances. Examination of actual distances via the rights of way network was not possible since digital data was not available to indicate the access points of services and facilities or the likely entry and exit points from the allocated development sites and reasonable alternatives. Therefore, accessibility criteria were applied based on the proximity of the site boundary to the relevant receptors. In reality, the actual distance travelled to access service and facilities will depend on the precise start and end points and the route taken via available rights of way.
- Similarly, straight line distances were used to define zones of influence within which varying levels of harm to environmental receptors were assumed to exist. In reality, the risk of harmful effects will sometimes depend on non-linear pathways (such as water courses for water pollution effects) and will depend on the particular vulnerabilities of specific receptors. Nevertheless, the assumptions used were judged proportionate to the level of detail of a Local Plan and to provide a consistent basis for assessing all of the site options.
- Where site options were close to the district boundary, the spatial analysis was hampered by the fact that some spatial data required for proximity-based assessments were not available for neighbouring districts, or for part of them.
- The level of detail of the site options appraisal work was commensurate with the level of detail of the Local Plan. As such, not every local characteristic could be investigated for each site option. For example, in relation to potential effects of the site options on biodiversity assets, it was necessary to base the score on proximity to designated biodiversity sites only. While it was recognised that in some cases sites might be close to high value non-designated assets, the strategic nature of the SA meant that it was not possible to investigate this potential for each site and the score was based on designated sites only. This approach was considered to be the best way of ensuring consistency and a comparable level of detail in each site appraisal.
- Some of the GIS data that would ideally have been used to inform the SA was not available. For example, the data held in relation to the quality of agricultural land did not distinguish between Grade 3a (which is considered to be high quality) and Grade 3b (which is not). Similarly, the available GIS data did not distinguish between Flood Zones 3a and 3b. GIS data was also not available to

identify areas served by the DigiGo shared public transport service that operates in Essex.

The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements cannot be accurately predicted or realistically factored into judgements about air quality. No air quality studies are planned to be undertaken by BDC at this time.

## Chapter 3

# Sustainability context and SA framework

3.1 Schedule 2 of the SEA Regulations requires:

- An outline of the contents and main objectives of the plan or programme, and its relationship with other relevant plans or programmes.
- The environmental protection objectives established at international, Community or national 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.

3.2 In order to establish a clear scope for the SA, it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the Braintree District Local Plan. Given the SEA Regulations requirements above, it is also necessary to consider the relationship between the Braintree District Local Plan and other relevant plans, policies and programmes.

3.3 This chapter summarises the relationship of the Braintree District Local Plan to the relevant international and national policies, plans and programmes, which should be taken into consideration during preparation of the plan and its SA.

## SA Stage B: Developing and refining options and assessing effects

3.4 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

**3.5** In relation to the SA Report, Regulation 12 (2) of the SEA Regulations requires that:

“The report must identify, describe and evaluate the likely significant effects on the environment of—

- (a) implementing the plan or programme; and
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

**3.6** Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

“(h) an outline of the reasons for selecting the alternatives dealt with.”

**3.7** The SEA Regulations require that the alternative policies and site allocation options considered for inclusion in a plan that must be subject to SA are ‘reasonable’. Therefore, alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the NPPF) or site allocation options that are unavailable or undeliverable.

**3.8** The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the SA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

**3.9** The following sections describe the process that was followed in identifying and appraising options for the Braintree District Local Plan. The alternative options were identified by the Council based on the most up-to-date evidence and taking into account information received during consultation exercises. The stages of options development and accompanying SA to date are outlined below.

## Identifying and assessing spatial strategy options

**3.10** As this is a review of an existing Local Plan, the evolution of the Local Plan spatial strategy has been informed by reviewing the previous Spatial Strategy and seeing if it needed to be updated or changed. Members considered the spatial strategy at its meeting of the Local Plan Sub-Committee on the 15th May 2025.

**3.11** Braintree District is the second largest authority in Essex and has a population of 155,200 according to the 2021 census. This is an increase of 5.6% compared with 2011. Braintree Town is the largest of the three main settlements followed by Witham and then Halstead. The remaining population live among larger villages such as Coggeshall, and around 60 smaller villages scattered throughout the district.

**3.12** The report assessed each of the main towns and key service villages to ascertain whether they continued to serve that function. It also considered options of growth between Braintree and Witham, in the north of the district, as well as new settlements and large scale urban extensions. Once this option was agreed, alternative options were created to that reviewed spatial strategy.

**3.13** It recommended that the broad spatial strategy for the District should continue to concentrate development around main urban areas including Braintree, Witham and Halstead, key service villages and the A12 East Anglian Rail line and include reference to the A120 corridor. That consideration of the option for new stand-alone settlements and large scale urban extensions is assessed and, if appropriate, considered for inclusion in the spatial strategy at a later stage. And that the broad framework within this report be used to determine the likely locations for the allocation of growth in the District.

**3.14** Once this option was agreed, alternative options were created to that reviewed spatial strategy.

## Identifying and assessing site allocation options

**3.15** As part of the Braintree District Local Plan Review, the Council undertook a Call for Sites between April and May 2024. Stakeholders were invited to put forward suggested sites which might be suitable for a range of uses in the district. Sites submitted were assessed to determine whether they are suitable, available and achievable for development or designation as part of the new Local Plan against the Strategic Land Availability Assessment (SLAA) Methodology.

**3.16** Sites that were not subject identified as being subject to primary constraints and were considered to be viable development options were appraised through the SA as reasonable alternatives.

## Identifying and assessing policy options

**3.17** As this was a review of an existing Local Plan, the policies were assessed against the revised NPPF and NPPG as well as how they performed when used in the determination of planning applications. Policies were looked at to see if they were still required, in light of these changes or whether or not National policy was a suitable alternative and a local policy not needed. All updated policies were reported to Local Plan Sub Committee from May 2025 to December 2025.

## Appraisal methodology

**3.18** Reasonable alternative policy and site options for the Local Plan have been appraised against the SA objectives in the SA framework (see **Chapter 3**), with symbols (or ‘scores’) being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

**Table 3.1: Key to likely sustainability effects and scores used**

Symbol	Description
++	Significant positive effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--	Significant negative effect
+/-	Mixed minor positive and minor negative effect
++/--	Mixed significant positive and significant negative effect
++/-	Mixed significant positive and minor negative effect
--/+	Mixed significant negative and minor positive effect
?	Uncertain effect

**3.19** Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score has been colour-coded as per the potential positive, negligible or negative effect (e.g. green, blue, orange, etc.).

**3.20** The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

**3.21** For the appraisal of the site options considered for allocation in the plan, the SA objectives were applied making use of the set of site assessment criteria and assumptions described earlier in this chapter. Further information is set out in **Appendix D**.

## The implications of Brexit

**3.22** The UK left the EU at the end of January 2020. Principally, the UK's environmental law is derived from EU law or was directly effective EU law. As a result of Brexit, the European Union (Withdrawal) Act 2018 converts existing EU law which applied directly in the UK's legal system (such as EU Regulations and EU Decisions) into UK law and preserves laws made in the UK to implement EU obligations (e.g. the laws which implement EU Directive). This body of law is known as retained EU law and could be subject to future, post-Brexit amendments.

**3.23** As set out in the Explanatory Memorandum accompanying the Brexit amendments **[See reference 8]**, the purpose of the Brexit amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the EU. No substantive changes are made by this instrument to the way the SEA regime operates.

**3.24** Relevant international plans and policies (including those at the EU level) are transposed into national plans, policies and legislation, and these have been considered in this chapter. **Appendix B**, which sets out the detailed review of

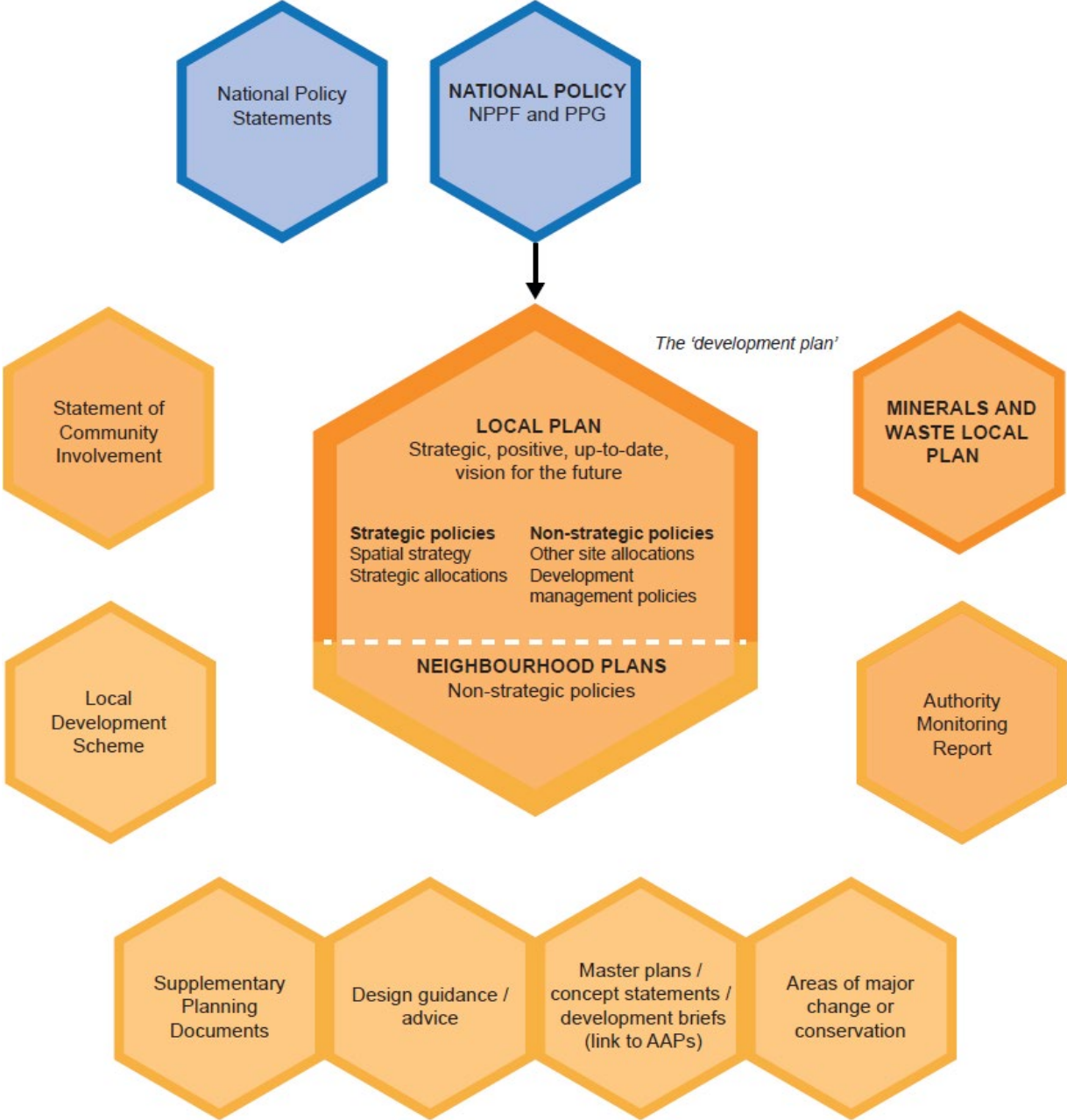
relevant plans, policies and programmes, sets out further information about those relevant at an international level.

## Relationship with other relevant plans or programmes

**3.25** The Braintree District Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes as shown in **Figure 3.1** below. The new Local Plan will eventually replace the adopted Braintree District Local Plan.

**3.26** The Local Plan also comprises any 'made' Neighbourhood Plans within the district and is supported by other documents such as the Statement of Community Involvement, Local Development Scheme, Authority Monitoring Report and Supplementary Planning Documents, also shown in Error! Reference source not found..

Figure 3.1: Local Plan relationship with other relevant plans and programmes



3.27 The policy context in which the Braintree District Local Plan is being prepared informs consideration of what constitute reasonable alternative policy options for the plan as well as the framework of sustainability objectives against which it will be

appraised. The current policy framework outlined here is likely to change in response to a number of key factors:

- **Levelling-up and Regeneration Act [See reference 9]** – The Act received Royal Assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, HRA and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.
- **Planning and Infrastructure Act [See reference 10]** – The 2025 Act seeks to support quicker delivery of homes, transport links, and clean energy projects. The Act will be implemented through new secondary legislation and guidance to provide specific detail for the high-level reforms in the Act.

**3.28** It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change grows, as illustrated by the increasing number of local authorities, including Braintree District Council, that have declared a climate emergency.

**3.29** Similarly, there is growing evidence of and momentum behind the need for policy change in response to the biodiversity crisis. Over a quarter of UK councils have declared a nature emergency [See reference 11] and a 2026 UK government security assessment identified global biodiversity loss and ecosystem collapse as direct, severe threats to national security [See reference 12].

## International

**3.30** A wide range of international plans and programmes inform and shape UK legislation. Planning policy in England at a national and local level (i.e. the National Planning Policy Framework (NPPF) and Local Plan) should be aware of and in conformity with the relevant legislation. The main sustainability objectives of

international plans and programmes of greatest relevance for the Local Plan and the SA are outlined in **Appendix B**.

## National

**3.31** There is also an extensive range of national policies, plans and programmes that are relevant to the Local Plan and the SA process. A pragmatic and proportionate approach has been taken to the identification of key national policies, plans and programmes, focusing on those that are of most relevance.

**3.32** A summary of the main objectives of the NPPF and Planning Practice Guidance (PPG) of relevance to the Local Plan and the SA is provided below.

**3.33** In addition, the main sustainability objectives of other national plans and programmes of most relevance to the Local Plan and SA are provided in **Appendix B**.

**3.34** The NPPF [[See reference 13](#)] is the overarching planning framework that provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been revised several times.

**3.35** An updated version of the NPPF was published in December 2024. This version of the NPPF was amended on 7 February 2025 to correct a small number of cross-references and to amend part of paragraph 155 to make its intent clear.

**3.36** In December 2025, the Government published a consultation on proposed updates to the NPPF [[See reference 14](#)]. This version of NPPF will be subject to consultation until March 2026 and may be subject to change in response to comments received. However, the new Braintree Local Plan is timetabled to be submitted for examination by winter 2026. Plans submitted by this date will be examined under the currently adopted NPPF (February 2025) and as such the summary text below relates to that version of the NPPF.

**3.37** The three overarching objectives of the planning system are set out in paragraph 8 of the NPPF, which should be pursued in mutually supportive ways so that net gains are achieved across each of the different objectives:

- “an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

**3.38** The Local Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

**3.39** A local planning authority is also required to have regard to national policies and advice contained in guidance issued by the Secretary of State when preparing a Local Plan [\[See reference 15\]](#).

**3.40** Paragraph 20 of the NPPF states the need for strategic policies in plan-making, which set out the overall strategy for the pattern, scale and design quality of places, making sufficient provision for:

- “a) homes (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

**3.41** The PPG [[See reference 16](#)] provides guidance for how the Government’s planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

**3.1** The overarching nature of the NPPF means that its implications for the SA relate to multiple topics which this report seeks to address. Considering the importance of the NPPF to the English planning system, the relevance of the framework and its implications for the plan-making process and the SA is provided in more detail below. Sustainability topics are separated under environmental, social and economic below. Consideration of issues often cut across topics. This is reflected in the grouping of environmental and social issues together under one heading. The summary provided below is not absolutely comprehensive and the NPPF is intended to be read and applied as a whole during plan making.

## Environmental and social considerations

### Climate change

**3.2** Climate change adaptation and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are supported through the NPPF. One of the core planning principles is to “support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. [The planning system] should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” Furthermore, plans should adopt a proactive approach to mitigate and adapt to climate change, taking full account of the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

**3.3** Although Local Plans can no longer require levels of the Code for Sustainable Homes, the Planning and Energy Act 2008 allows local authorities to set local energy efficiency standards that exceed the energy requirements of the Building Regulations, where they are demonstrated to be reasonable and not inconsistent with national policy. Revisions were made to the Building Regulations 2022 [See [reference 17](#)], setting minimum energy efficiency standards which are increasing the performance values of properties. From June 2022, all new build homes are required to produce at least 31% fewer carbon emissions. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets. The UK Green Building Council has produced a resource pack which is designed to help local authorities improve the sustainability of new homes. The New Homes Policy Playbook [See [reference 18](#)] sets out minimum requirements for sustainability in new homes that local authorities should introduce, as well as proposed stretching requirements should local authorities wish to go further. For non-residential uses, BREEAM assessments can be used by local authorities to ensure buildings meet sustainability objectives. The

SA can consider the contribution the alternatives make in terms of climate change mitigation as well as climate change adaptation.

## Population and health and wellbeing

**3.4** In relation to health and wellbeing, healthy, inclusive and safe places which promote social integration, are safe and accessible, and enable and support healthy lifestyles are supported through the framework.

**3.5** One of the core planning principles is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”. It is identified in the document that “a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”. Furthermore, the retention and enhancement of local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship is supported. Importantly, Local Plans should also “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”. Additionally, larger scale developments such as new settlements or significant extensions to existing villages and towns are required by the NPPF to be guided by policies set within a vision that looks 30 years ahead [**See reference 19**]. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

**3.6** The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The Local Plan can have a significant influence on addressing inequalities including those relating to health and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The Local Plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The SA process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the wellbeing of local communities.

## Biodiversity

**3.7** The NPPF sets out the approach Local Plans should have in relation to biodiversity and states that plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

**3.8** The Local Plan, through its review of the spatial strategy, should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should be inclusive of approaches which are supportive of enhancing the connectivity of green infrastructure and promoting the achievement of biodiversity net gain. The SA process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of both negative and positive significant effects.

## Landscape

**3.9** In relation to landscape, the NPPF sets the planning principles of recognising the intrinsic beauty and character of the countryside as well as protecting and enhancing valued landscapes. Reference is included with regards to this purpose at National Parks, The Broads and National Landscapes.

**3.10** The Local Plan should be supportive of an approach to development which would protect the landscape character of the district. Where appropriate it should also seek to protect the individual identities of the district’s settlements, with regard for the potential coalescence. The SA should identify those alternatives which contribute positively to landscape character.

## Historic environment

**3.11** The NPPF states that in relation to the historic environment plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. They should also consider the contribution the historic environment can make to the character of a place.

**3.12** The Local Plan can take forward a spatial strategy which helps to limit adverse impacts on designated and non-designated heritage assets, including any potential archaeological finds in line with heritage protection and enhancement plans. The SA has a role to play by identifying which alternatives could offer opportunities to secure the protection and enhancement of assets as well as those which might have significant impacts in terms of their appropriate use and setting.

## Pollution and flooding

**3.13** The NPPF states that new and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, pollutions including soil, air, water or noise pollution, or land instability. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient infrastructure provision for water supply and wastewater.

**3.14** The Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Local Plan also can ensure that development is sited away from areas of adverse air quality (including AQMAs) and high flood probability and

that appropriate water drainage is in place in line with flood risk strategies. The SA process should seek to identify and address potential negative effects on air quality, flooding and the water environment, including implications relating to wastewater.

## Soils and minerals

**3.15** The NPPF states that the planning system should protect and enhance soils in a manner commensurate with their statutory status or quality, while also encouraging the reuse of previously developed land. Furthermore, planning policies should provide for the extraction of mineral resources of local and national importance.

**3.16** Plans can seek to ensure the appropriate protection of soil quality, including best and most versatile agricultural land. Further to this, plans should ensure that new development does not conflict with current mineral operations as well as long-term mineral resource plans. The SA process should inform the development of the Local Plan by helping to identify alternatives which would avoid the areas of highest soil quality and best and most versatile agricultural land, as well as those which would promote the use of brownfield land.

## Economic considerations

### Economic growth

**3.17** The framework sets out that in terms of economic growth the role of the planning system is to contribute towards building a “strong, responsive and competitive economy” by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

**3.18** Local planning authorities should incorporate planning policies which “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration”.

**3.19** The Local Plan should seek to maximise the potential benefits of nearby strategic growth, while at the same time ensuring the vitality and viability of smaller localised economies, through the review of the spatial strategy. Ensuring that local town centres and services and facilities at settlements in the plan area are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Local Plan to ensure that its policies are considerate of impacts on the economy in the district. The process can also be used to demonstrate that impacts on the viability of town centres in the area and surrounding areas have been considered.

## Transport

**3.20** The NPPF encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: opportunities to promote sustainable transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The framework also states that the planning system should actively manage growth patterns in support of these objectives.

**3.21** Growth will inevitably increase traffic on the roads which also has implications for air quality, and the Local Plan and SA process can seek to minimise effects of this nature through an appropriate spatial strategy, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The Local Plan as supported by the SA should seek to identify opportunities to maximise the potential for alternative modes of transport to the car and reduce the need to travel, therefore reducing emissions, through the

consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

## Baseline information

**3.22** Baseline information provides the context for assessing the sustainability of proposals in the Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The SA seeks to include baseline information that is relevant to environmental, social and economic issues, is sensitive to change and where possible, is drawn from records that allow trends to be identified.

**3.23** Schedule 2 of the SEA Regulations requires that the Environmental Report includes descriptions of:

- “(2) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.’
- ‘(3) The environmental characteristics of areas likely to be significantly affected.”

**3.24** Additionally, Schedule 2(6) of the SEA Regulations requires the likely significant effects of the plan on the environment to be assessed in relation to: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the inter-relationship between these. The baseline information presented in this report has been extend to other topic areas of relevance to the preparation of the Local Plan including housing, transport, energy, waste and economic growth.

**3.25** Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan’s effects can be assessed in the SA and monitored during the plan’s implementation. Baseline information can also be combined with an understanding of drivers of change that are likely to persist

regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the Local Plan. The baseline information for Braintree is presented in **Appendix C** and enabled the identification of key sustainability issues (see below) in the plan area.

## Key sustainability issues and likely evolution without the plan

**3.26** The key issues identified by the analysis of the baseline information and the policy context are summarised below. It is a requirement of the SEA Regulations that consideration be given to the likely evolution of the environment in the plan area if the new Local Plan was not to be implemented.

**3.27** Key sustainability issues for Braintree were previously identified through the 2017 Sustainability Appraisal Report for the Braintree District Publication Draft Section 2 Local Plan, as well as the 2022 Sustainability Appraisal of the Main Modifications to the Braintree District Section 2 Local Plan. These issues were subject to full review as part of the various iterations of the SA Report for the new Local Plan. The review was undertaken in light of the updated policy context and baseline information for the plan area.

**3.28** The requirement of the SEA Regulations for consideration to be given to the likely evolution of the environment (as well as society and economy) in the plan area (i.e. Braintree District) if the new Local Plan was not to be implemented, is also presented in relation to each of the key sustainability issues.

**3.29** In general, the current trends in relation to the various social, economic and environmental issues affecting Braintree would be more likely to continue without the implementation of the new Local Plan, although the policies in the adopted Braintree District Local Plan would still go some way towards addressing many of the issues. In most cases, the new Local Plan provides opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF.

**3.30** Key sustainability issues in Braintree (including environmental problems as required by the SEA Regulations) are set out below.

- Braintree has **an ageing population**, with a higher proportion of older people, particularly those aged 50 years and old. At the same time, the proportion of residents aged 24 years and younger is falling. This is reflected in the higher Old Age Dependency Ratio recorded for Braintree than what is applicable to the national level. The change in population make up may result in **pressure on the ability to access and capacity of local services and facilities**, such as GP surgeries and hospitals. This is particularly concerning given the district's relatively low score of 86.3 in the 2021 'access to services' subdomain in relation to the Heath Index, highlighting the difficulty residents face in reaching certain essential services. The new Local Plan provides an opportunity to improve access to and increase availability of such services and facilities. Without the new Local Plan there is likely to be an increasing strain on services and facilities which do not meet local demand.
- There is a **need for affordable housing** in Braintree District. Although the median price of dwellings in Braintree District is currently lower than the county figure and slightly lower than the regional figure, it is higher than the national figure. Furthermore, the price-to-earnings ratio for the district is higher than the national figure. The new Local Plan offers an opportunity to facilitate and expedite the delivery of affordable housing as well as to support the provision of a more appropriate mix of new homes to meet the needs of a growing population. Without the new Local Plan local house prices in the district are likely to continue to increase, exacerbating the unaffordability of housing for many people, including older people who may need to downsize and younger people who are trying to purchase their first property.
- The district has a higher proportion of people with RQF2 and RQF3 qualifications compared to the regional and national averages. The proportion of people with RQF3 and RQF4 qualifications in the district are similar to regional levels and slightly below national levels. Braintree District is in the lowest 20% of local authority areas in England and Wales in relation to the Education, skills and training domain of the 2025 Index of Multiple Deprivation (IMD25). The new Local Plan presents the opportunity to improve the **provision and accessibility of high-quality education and training facilities** in the district. Without the

new Local Plan, these educational and training improvements may not be realised, potentially perpetuating the current disparities.

- Braintree District is not generally deprived; the IMD25 reveals that Braintree District is the 164<sup>th</sup> most deprived local authority area out of 317. This compares to its ranking of 194 out of 317 local authorities in 2019, indicating that the district has become slightly more deprived when compared to other local authorities. **Pockets of deprivation** exist across the district, with four Lower Super Output Areas (LSOAs) in the wards of Bocking North, Braintree Central and Beckers Green, Witham North and Halstead Trinity falling within the 20% most deprived areas nationally. Additionally, six additional LSOAs fall within the 30% most deprived in the country and 15 additional LSOAs are within the 40% most deprived in the country. The new Local Plan provides an opportunity to reduce the level of deprivation in areas through appropriately planned growth and regeneration. This includes through the provision of new services and facilities and appropriate open space. Without the new Local Plan, deprivation is less likely to be effectively tackled.
- Weekly pay by place of work in Braintree District is lower than average weekly pay for the region but higher than the national figure. Furthermore, workplace-based earnings are higher than resident-based earnings, highlighting that a significant number of **workers commute from the district to higher salaried jobs elsewhere**. Many residents travel between 10km and 30km to their place of work. The plan area has strong connections to the local authority areas of Colchester, Uttlesford and Chelmsford for commuting. There is regular net flow of commuters out of the district. The new Local Plan provides the opportunity to attract higher-paying employers to the area, improving local job opportunities and increasing weekly pay. This could help to encourage residents to live in the plan area and address the ageing of the local population. Without the new Local Plan, these improvements in job opportunities and average pay may not occur, and the trend of workers out-commuting for better-paying jobs will likely continue.
- There are **vacant shops** within the main town centres of Braintree, Witham, and Halstead, although the rate across these settlements is lower than the Experian Goad Plan UK national average. The vacancy rate reported for Halstead town centre is higher than other centre locations. The new Local Plan provides the opportunity to revitalise these commercial areas by encouraging

supporting appropriate town centre and complementary uses. Without the new Local Plan, these areas may continue to suffer from relatively high vacancy rates and reduced consumer activity. It is likely that role of online shopping and long terms effects of COVID-19 will continue to influence the role of town centres in the district regardless of the emergence of the new Local Plan.

- Braintree District benefits from several railway stations as well as bus services within its larger settlements. However, due to the district being predominantly rural, **many residents are dependent on the private car** to access services, facilities and jobs. The new Local Plan presents an opportunity to address the issue of car dependency by promoting sustainable development locations, and prioritising areas that are well-connected by public transport and active travel infrastructure. Without the new Local Plan, development is more likely to come forward at less connected locations and locations where there is limited potential to support improvements for sustainable transport.
- No sites in Braintree currently exceed the air quality objective level in relation to NO<sub>2</sub>. However, the main air quality issues in the district relate to **NO<sub>2</sub> from vehicles travelling on the A12, A131 and A120** with monitoring currently taking place on these routes and roads that link to them. Following a reduction of air pollutants levels during the pandemic for the year 2020, levels increased during 2021 although they have not returned to pre-pandemic levels. Without the new Local Plan, there is increased potential for air quality issues to worsen, given the likelihood of a less sustainable distribution of development resulting and increasing numbers of journeys being made by private vehicle. The new Local Plan provides the opportunity to address this issue by supporting development at more sustainable locations and promoting sustainable travel. The development of the plan can also ensure that the potential air quality impacts associated with new housing and employment growth are assessed and managed accordingly.
- The majority of the district is **comprised of Grade 2 agricultural land, with large pockets of Grade 3 agricultural land**. Without the new Local Plan, there is a risk that these valuable agricultural lands will be developed, limiting continued agricultural activities and food production. The new Local Plan offers an opportunity to protect these high-quality agricultural lands from development, ensuring the preservation of land for farming, food production, and maintaining the agricultural heritage of the district.

- Although Braintree District has a **higher average recycling rate** than nationally, the recycling rate has shown a slightly decrease in the most recent year of reporting. Furthermore, a growing population will place increased pressure on waste management facilities and there will be a requirement to meet these growing needs. The new Local Plan provides some opportunity to adopt up to date policies seeking to minimise waste, increase re-use and recycling (although the provision of infrastructure for waste management will mostly be achieved via the Waste Local Plan). It will also provide an opportunity to deliver adequate space in new developments for waste facilities capable of accommodating recyclable waste.
- Many of the district's watercourses are suffering from **low water quality**, with chemical quality conditions having failed in 2022. Just three water bodies that flow into the district have achieved a 'good' ecological status (Domesy Brook, Boreham Tributary and Pebmarsh Brook), with the remainder of moderate or poor ecological status. Without the new Local Plan, water quality is likely to continue declining, further harming ecosystems and biodiversity, and posing significant health risks to the community. The new Local Plan provides an opportunity to implement targeted measures to improve water quality.
- There are a number of areas within Braintree District which are at **risk of flooding** (particularly around Sible Hedingham, Halstead, Earls Colne, Braintree town, Coggeshall, and Witham). Without the new Local Plan, flood risk will continue to affect the district through increased and higher intensity flooding. The new Local Plan offers an opportunity to plan strategically to locate new development in areas at lower risk from flooding as well as in areas that will not increase flood risk for existing development. Through the plan new policy can also be incorporated to ensure the design of development can appropriately address the increased potential for flood risk in the event of climate change.
- More extreme weather conditions (including hot, drier summers and warmer, wetter winters as well as the increased potential for extreme weather events) are expected as a result of ongoing and **accelerating climate change**, which have the potential for adverse effects on human health and the natural environment. The new Local Plan offers an opportunity to update the district's approach to mitigating and adapting to the effects of the changing climate and associated weather events. This can include through policy for the promotion of energy from low carbon sources, addressing embodied carbon, more

sustainable design choices and the delivery of green infrastructure. Without the new Local Plan, these issues are likely to be less well addressed.

- The district is identified as being under **significant water stress**. There is a need for water demand to be managed in the district for all new development in order to achieve long term sustainability in terms of water resources. The new Local Plan can incorporate policies to support sustainable water use at new developments. It can also reflect evidence of the need for water related infrastructure when considering the best location for development sites. Without the new Local Plan, these water resources are considered more likely to come under pressure if new evidence is not reflected in policy.
- Braintree District **contains or is in close proximity to a number of both designated and non-designated natural habitats and species**. This includes those designated for their international (SACs, SPAs, Ramsar sites), national (SSSIs) and local (LNRs and LWSs) importance. Internationally designated sites outside of the district are sensitive to the effects of development within it, including the impact of increased visitor numbers. Not all SSSIs in the district are in favourable condition. The new Local Plan provides an opportunity for new development to come forward at the most appropriate locations in order to avoid detrimental impacts on biodiversity assets, and in some cases to enhance biodiversity through retention and creation of greenspaces within developments. Its policies also provide an opportunity to ensure that the effects of the Local Plan that cannot be avoided in this way are adequately mitigated and that biodiversity net gain is secured.
- Braintree District has **a number of heritage assets** (including Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) with **six assets on the Heritage at Risk Register**. Traffic congestion, air quality and noise pollution in the plan area has potential to impact upon the historic environment. The new Local Plan provides an opportunity to draw on the most up to date evidence to ensure that new development is sited and designed so as to conserve, enhance and encourage enjoyment of the historic environment as well as improving accessibility and interpretation of it. Without the new Local Plan, the historic environment is less likely to be protected and enhanced and the condition of assets at risk may worsen.
- Braintree District falls within **South Suffolk and North Essex Claydon National Character Area (NCA)**. The district's eastern edge lies close to the

Dedham Vale National Landscape. The new Local Plan offers an opportunity to take into account the most recent landscape-related evidence and to ensure that sensitive landscapes and townscapes are protected and enhanced, with development being located and designed to take account of the variation in character and sensitivity across Braintree District. Without the new Local Plan, this issue is less likely to be addressed as it is more likely that piecemeal and ad-hoc developments would come forward.

## The SA framework

**3.31** As described in **Chapter 2**, the SA appraises the likely significant effects of the Local Plan in relation to whether they will help to meet a set of sustainability objectives – the ‘SA framework’. The sustainability objectives and supporting appraisal questions were defined with reference to the key sustainability issues facing the district (as described above) and the international, national, and sub-regional policy objectives that provide the context for the Local Plan (as described earlier in this chapter and in **Appendices B and C**).

**3.32** The SA framework is set out in below. The topics required to be covered by the SEA Regulations are biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the inter-relationships between these. SA framework shows that that all of these topics and all of the key sustainability issues identified for Braintree are covered by the SA framework.

## SA Objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion

### Appraisal Questions

- Will it support access to, improvements to or supply of community facilities for the local population including for young people?
- Will it increase cultural activities or suitable development to stimulate them?
- Will it seek to reduce deprivation and inequalities between areas and support cultural identity and social inclusion?
- Will there be measures to increase the safety and security of new development and public realm?
- Will it promote diversity?
- Will it support the integration of new neighbourhoods with existing neighbourhoods?

### Relevant SEA Topics

- Population
- Human health
- Material assets

## SA Objective 2: Provide decent, affordable and safe homes for all

### Appraisal Questions

- Will it increase the range and affordability of housing for all social groups?
- Will it respond to the needs of an ageing population?
- Will it support the provision of appropriate affordable housing including in rural areas?
- Will it provide additional capacity in care homes?
- Will it promote an increase in social housing?
- Will new housing be supported by adequate local employment opportunities?
- Will it support development of a high-quality housing stock including homes that are adapted to a changing climate?
- Will it provide sufficient housing to meet existing and future housing need?
- Will it meet the needs of the travelling community and showpeople?
- Will it support the delivery of an appropriate mix of dwellings in terms of size, type and tenure?

### Relevant SEA Topics

- Population
- Human health
- Material assets

## SA Objective 3: Improve health and wellbeing and reduce health inequalities

### Appraisal Questions

- Will it improve access to high quality health facilities?
- Will it increase access to sport and recreation facilities and/or open space?
- Will it encourage access by walking or cycling, and will it increase the overall rates of walking and cycling?
- Will it help to limit pollutions that might adversely affect human health?
- Will it promote improvements to public health and support healthier lifestyle choices?

### Relevant SEA Topics

- Population
- Human health

## SA Objective 4: Promote the vitality and viability of services and facilities and centres throughout the district

### Appraisal Questions

- Will it promote and enhance the viability of existing centres by focusing development in these areas?
- Will it support retailing in town centres be enhanced in areas of identified need?

- Will it help bring vacant units in town centres back into appropriate use?
- Will it support increases to the amount of retail and non-commercial office floorspace in the district?
- Will it protect and enhance the ability of the district's settlements to meet the day to day needs arising with these settlements and from the wider rural areas they serve?
- Will it help provide appropriate levels of additional and prevent loss of retail and other services in rural areas?

## Relevant SEA Topics

- Population
- Material assets

## SA Objective 5: Achieve sustainable levels of prosperity and economic growth

### Appraisal Questions

- Will it support small businesses to grow and encourage business innovation?
- Will it make land and property available for business development?
- Will it provide a range of suitable employment sites to meet the needs of varying types of key employment sectors and the needs employers of varying sizes?
- Will it enhance the district's potential for tourism?
- Will it encourage the rural economy and diversification of it, while minimising impacts on the rural environment?
- Will it limit the potential for development having an adverse impact on employment for existing facilities?

- Will it support increased broadband coverage / bandwidth, especially in rural areas?
- Will it encourage higher skilled economic sectors in the district?

## Relevant SEA Topics

- Population
- Human health
- Material assets

SA Objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning

## Appraisal Questions

- Will it increase educational attainment amongst young people?
- Will it reduce the number of working age residents who have no, or lower level qualifications?
- Will it improve access to and support appropriate expansion of existing educational facilities and/or create more educational facilities?

## Relevant SEA Topics

- Population
- Material assets

## SA Objective 7: Conserve and enhance the biological and geological diversity of the environment

### Appraisal Questions

- Will it deliver net gain in biodiversity, conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species?
- Will it protect and enhance designated sites of nature conservation and/or geological importance?
- Will it conserve and enhance natural/semi natural habitats?
- Will it provide appropriate opportunities for people to access multifunctional green infrastructure, wildlife and open green spaces?
- Will it maintain and enhance the connectivity of habitats, their ability to deliver ecosystem services or their resilience to climate change?
- Will it positively contribute to nature recovery having regard to the Local Nature Recovery Strategy?

### Relevant SEA Topics

- Biodiversity
- Flora and fauna

## SA Objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices

### Appraisal Questions

- Will it increase and/or improve the availability attractiveness, frequency and viability of sustainable transport modes, including public transport?
- Will it seek to encourage people to use alternative modes of transportation (such as walking and cycling) over travel by private vehicle?
- Will it improve rural public transport?
- Will it lead to the integration of transport modes?
- Does it seek to increase the uptake of public transport through the application of appropriate parking standards at destinations?
- Will it assist in reducing the number of road casualties and ensure ease of pedestrian movement especially for the disabled?
- Will it contribute positively to reduce social exclusion by ensuring access to jobs, shopping, services and leisure facilities for all, including for those without a car?
- Does it seek to concentrate development and facilities in town centres or where access via sustainable travel is greatest?
- Will it ensure timely investment in transportation infrastructure to accommodate new development?

### Relevant SEA Topics

- Air
- Climatic factors

- Population
- Human health

## SA Objective 9: Conserve and enhance the historic environment, heritage assets and their settings

### Appraisal Questions

- Will it protect and enhance heritage assets and their settings?
- Will it safeguard sites of archaeological importance (scheduled or unscheduled) and their setting?
- Will it enhance the range and quality of the public realm and open spaces?
- Will it encourage the use of high-quality design principles to respect local character?
- Will it offer opportunities to bring heritage assets back into active use in appropriate ways?
- Will it safeguard historic views and valuable skylines of settlements?
- Will it help realise the economic benefits of the historic environment, including the promotion of heritage-led sustainable tourism and the sustainable use of historic farmsteads?
- Will it promote the integration of climate change mitigation and adaptation measures into the historic environment in a sensitive manner?
- Will it increase access to and the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment?

### Relevant SEA Topics

- Cultural heritage including architectural and archaeological heritage

## SA Objective 10: Reduce contributions to climate change

### Appraisal Questions

- Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?
- Will it ensure new development is low carbon / carbon neutral?
- Will it increase energy efficiency and reduce space heating demand in new developments?
- Will it increase the use and development of renewable energy?
- Will it promote the use of nature-based solutions (e.g. woodland creation and peatland restoration) to contribute towards climate change mitigation?
- Will it limit embodied carbon in new buildings?

### Relevant SEA Topics

- Climatic factors
- Population
- Human health

## SA Objective 11: Support adaptation to the effects of climate change

### Appraisal Questions

- Will it ensure new developments and residents are able to withstand extreme weather events (e.g. heatwaves, drought, intense storms)?

- Will it encourage more multifunctional green infrastructure including street trees, green roofs and walls in urban areas?
- Will it promote the use of nature-based solutions (e.g. wetland restoration) to contribute towards climate change adaptation?

## Relevant SEA Topics

- Climatic factors
- Population
- Human health

## SA Objective 12: Improve water quality and address water scarcity and sewerage capacity

### Appraisal Questions

- Will it help support improvements to and prevent the deterioration of the quality of water bodies?
- Will it ensure that there is sufficient water resource and supporting infrastructure available (including for sewerage) to support new development?
- Will it ensure the reinforcement of wastewater treatment works or the provision of alternatives (where required) to support growth?
- Will it minimise inappropriate development in Source Protection Zones?
- Will it improve water efficiency and promote measures to minimise what consumption and use?

## Relevant SEA Topics

- Water

- Climatic factors

## SA Objective 13: Reduce and manage the risk of flooding

### Appraisal Questions

- Will it promote the inclusion of SuDS in new developments?
- Will it help to avoid development in areas at risk of flooding (fluvial, surface water, groundwater), taking into account the impact of climate change?
- Will it help to avoid increasing flood risk (fluvial, surface water, groundwater) in areas away from initial development?
- Will it support the provision and maintenance of flood defences?

### Relevant SEA Topics

- Water
- Climatic factors

## SA Objective 14: Improve air quality

### Appraisal Questions

- Will it improve, or not detrimentally affect air quality along the A12 or A120?
- Will it support the achievement of National Air Quality Standards at relevant points?
- Will it support measures to reduce emissions of key pollutants and improve air quality, including through the delivery of green infrastructure?

## Relevant SEA Topics

- Air

## SA Objective 15: Maintain and enhance the quality of landscapes and townscapes

### Appraisal Questions

- Will it support development that is designed to enhance the existing street scene creating a better cultural heritage & public realm?
- Will it support the conservation and enhancement of the district's landscape character?
- Will it help to further the purposes of the National Character Areas?
- Will it prioritise development on previously developed land over greenfield land?
- Will it support the positive use and visual enhancement of degraded land or derelict buildings?
- Will it support development to would help protect against a disruption in current field boundaries?
- Will it protect against rural expansion or development outside development boundaries/limits that might otherwise increase coalescence between neighbouring settlements?
- Will it support development that is of the scale / density that is in keeping with the local townscape / landscape?
- Will it limit light pollution and help to conserve or enhance dark skies?
- Will it help to maintain and strengthen local distinctiveness and sense of place?

## Relevant SEA Topics

- Landscape
- Material assets

## SA Objective 16: Minimise waste and increase resource efficiency

### Appraisal Questions

- Will it reduce household and commercial waste?
- Will it maximise the recovery, re-use and recycling of waste and reduce the proportion of waste sent to landfill?
- Will it promote the efficient and sustainable use of mineral resources and help prevent the sterilisation of mineral reserves?
- Will it reduce consumption of materials and resources and safeguard Braintree's these for future use?

## Relevant SEA Topics

- Waste

## SA Objective 17: Safeguard and enhance the quality of soil

### Appraisal Questions

- Will it avoid the loss of best and most versatile agricultural land?

- Will it prevent soil pollution, including during construction and development?
- Will it support the remediation of contaminated land, avoiding environmental pollution or exposure of occupiers or neighbouring land uses to unacceptable health risk?
- Will it prioritise development on previously developed land over greenfield land thereby contribute to a reduction in the amount of derelict and degraded land?
- Will it support the best use of existing buildings and physical infrastructure?
- Will it support the achievement of appropriate densities of development and bringing disused buildings back into use?

## Relevant SEA Topics

- Soil
- Material assets

## Chapter 4

# SA findings for the spatial strategy options

**4.1** This chapter sets out the appraisal findings for the spatial strategy options for new development allocations identified by the Council.

**4.2** The Local Plan Review seeks to deliver a minimum of 18,959 new homes between 2026 and 2041. In addition to meeting this requirement through new allocations, the Local Plan rolls forward several strategic growth locations from the adopted Local Plan that would make a substantial contribution to housing delivery during the plan period. These allocations would be delivered alongside the areas for growth identified in each spatial strategy option, regardless of which option is taken forward i.e. these elements are a 'given'. The site allocations that are rolled forward from the adopted Local Plan area:

- Land East of Broad Road, Braintree
- Former Towerlands Park Site, Braintree
- Panfield Lane, North West Braintree
- Land at South East Feering
- Wood End Farm, Witham
- Land at Hayeswood (formerly Land at Great Notley)

**4.3** Development is expected during the plan period at Former Airbase RAF Wethersfield which will be addressed through a new Supplementary Plan. This element of development is also a 'given'.

**4.4** The Council considered nine options for the broad distribution of growth in the plan area. Each of the spatial strategy options reflects a different distribution of potential new site allocation in the new Local Plan. The SA of the spatial strategy options focuses on the alternative broad distributions for new allocations that are

described below. Maps illustrating these broad distributions are provided as Figures 4.1 to 4.9.

- **Option 1: Main towns, A12/GEML Corridor and A120 (with urban extensions):** A hybrid option that mixes the spatial strategy of concentrating development around main towns of Halstead and Braintree through the allocation of three new urban extensions (two at Halstead and one at Braintree), with some limited development at Witham. The strategy of focusing development on sites with a good level of access led to allocations at the key service villages of Hatfield Peverel and Kelvedon with Feering on the A12/GEML corridor, with the allocation at Kelvedon forming a new settlement. There is otherwise limited development along the Braintree Branch Line and outside of main towns due to the limited level of service provision at existing villages immediately adjacent to these stations.
- **Option 2: Main Towns, A12/GEML Corridor and A120 (with alternative urban extensions and rural dispersal):** Variation of Option 1 with different large site allocations and additional small sites distributed across the District to make up the shortfall (this option has same windfall development as Option 1). Large urban extensions are proposed at the main town of Haverhill (cross-boundary) and the key service village of Coggeshall instead of at Halstead and Hatfield Peverel, while the allocation at Braintree is enlarged and its housing delivery rate increased.
- **Option 3: Main Towns, A12/GEML Corridor and A120 (with standalone settlements and alternatives sites at Hatfield Peverel):** Variation of Option 1 with different large site allocations but similar small sites and the same windfall allowance. New settlements are allocated at Pattiswick and Andrewsfield instead of large site allocations at Braintree, Kelvedon and Haverhill. An alternative variation of sites at Hatfield Peverel and South Witham is included in this option compared to Option 1. This results in a higher level of growth at Witham but a slightly lower level of growth at Hatfield Peverel.
- **Option 4: Excluding large sites:** This option sets the maximum site capacity at 500 dwellings and a large number of individual sites has therefore been identified. The resulting spatial distribution of development is diverse in site size and location, with rural and urban distribution, which should improve deliverability. Urban extensions and new settlements near main towns, key service villages and A12/A120 corridors are not allocated as they have a

capacity greater than 500 dwellings. This option would rely heavily on development in second and third tier villages, and rural areas.

- **Option 5: Large sites only:** This option includes a series of large developments of 500 dwellings or above for allocation, leaving a residual amount of small sites. Large sites are included through this option at the main towns of Braintree and Witham, and the key service villages of Hatfield Peverel and Earls Colne along with the smaller villages of Silver End, Cressing and High Garrett. This option could bring a higher level of planning gain and support infrastructure delivery; however, it would be more difficult to deliver in the short term.
- **Option 6: Sites with high sustainable transport:** For this option, railway stations along the Great Eastern Mainline and the Braintree branch line as well as the Gainsborough Line (to Sudbury) were considered to have a higher level of sustainable transport access. Some of these sites are also locations on a high frequency bus route or a bus hub. The mainline stations of Witham, Hatfield Peverel and Kelvedon are the focus of development along with allocations on the Braintree branch line at White Notley and Braintree Freeport.
- **Option 7: Centred around Braintree town:** This option would focus development on land around Braintree town, including in neighbouring parishes of Panfield, Rayne, Great Notley, Black Notley, Cressing, Stisted, High Garrett and Bocking. This option would supplement allocations already in the adopted Local Plan at Panfield Lane, Hayeswood and Straits Mill. Limited amounts of development would occur at the other main towns, key service villages and lower tier villages.
- **Option 8: Rural distribution:** In this option, the distribution of housing is focused on second and third tier villages, as well as the countryside. The key service villages of Earls Colne and Coggeshall and the village of Silver End are locations for significant development, but the majority of development would be at small sites (499 or less) distributed across the District.
- **Option 9: Sites along the A120 corridor:** This option is similar to Option 1 but with a focus on the A120, which would become a linear settlement corridor from Andrewsfield to Coggeshall. The allocations would be predominantly on new settlements at Andrewsfield, Bradwell/Stisted and Pattiswick, along with an urban extension at East of Braintree.

**4.5** As part of its consideration of potential options for the spatial distribution of growth in the plan area, the Council reviewed the evidence in the Employment Land Review [See reference 20]. This study recommended that the distribution of employment growth should focus on the most accessible locations, including the strategic road network (A12 and A120), and areas with higher accessibility to employees, most notably the three main towns in Braintree District (Braintree town, Halstead and Witham). This is considered by the Council to be the only option for the distribution of employment growth in the plan area. As such this distribution also forms part of each of the nine spatial strategy options set out above.

Figure 4.1: Option 1 - Main towns, A12 GEML Corridor and A120 (with urban extensions)

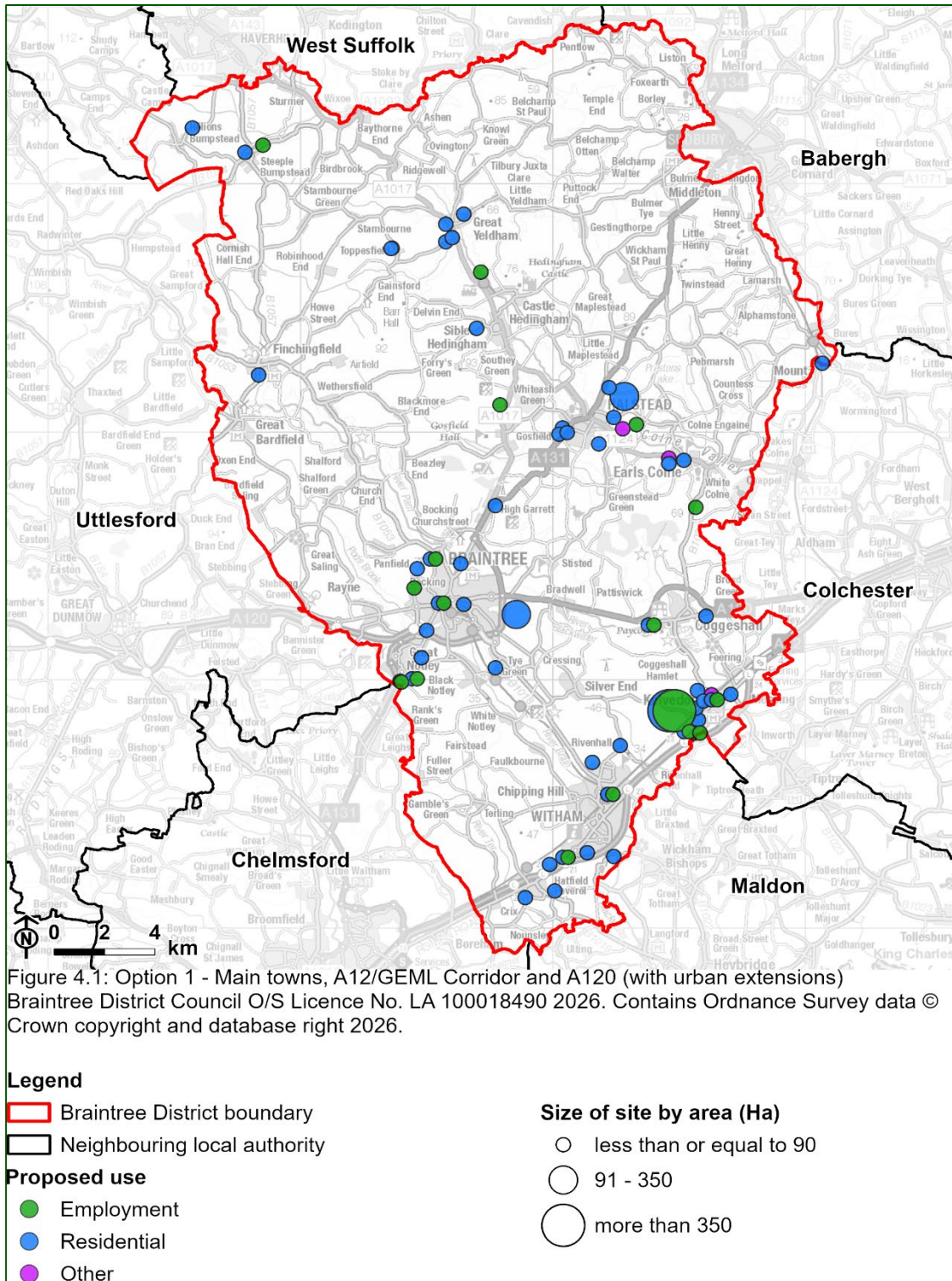


Figure 4.2: Option 2 - Main towns, A12\_GEML Corridor and A120 (with alternative urban extensions and rural dispersal)

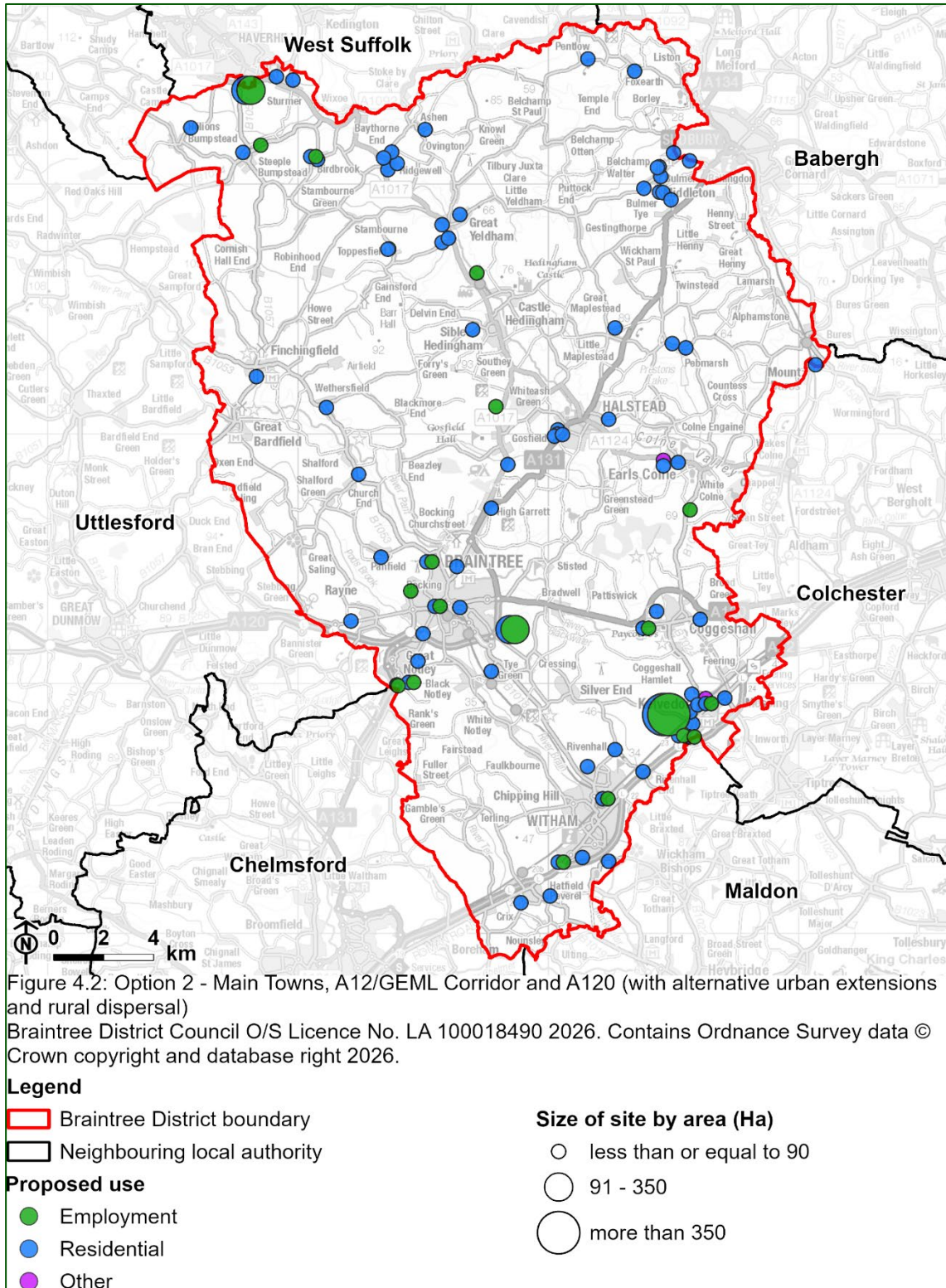


Figure 4.2: Option 2 - Main Towns, A12/GEML Corridor and A120 (with alternative urban extensions and rural dispersal)

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Figure 4.3: Option 3 - Main towns, A12 GEML Corridor and A120 (with standalone settlements and alternate site at Hatfield Peverel)

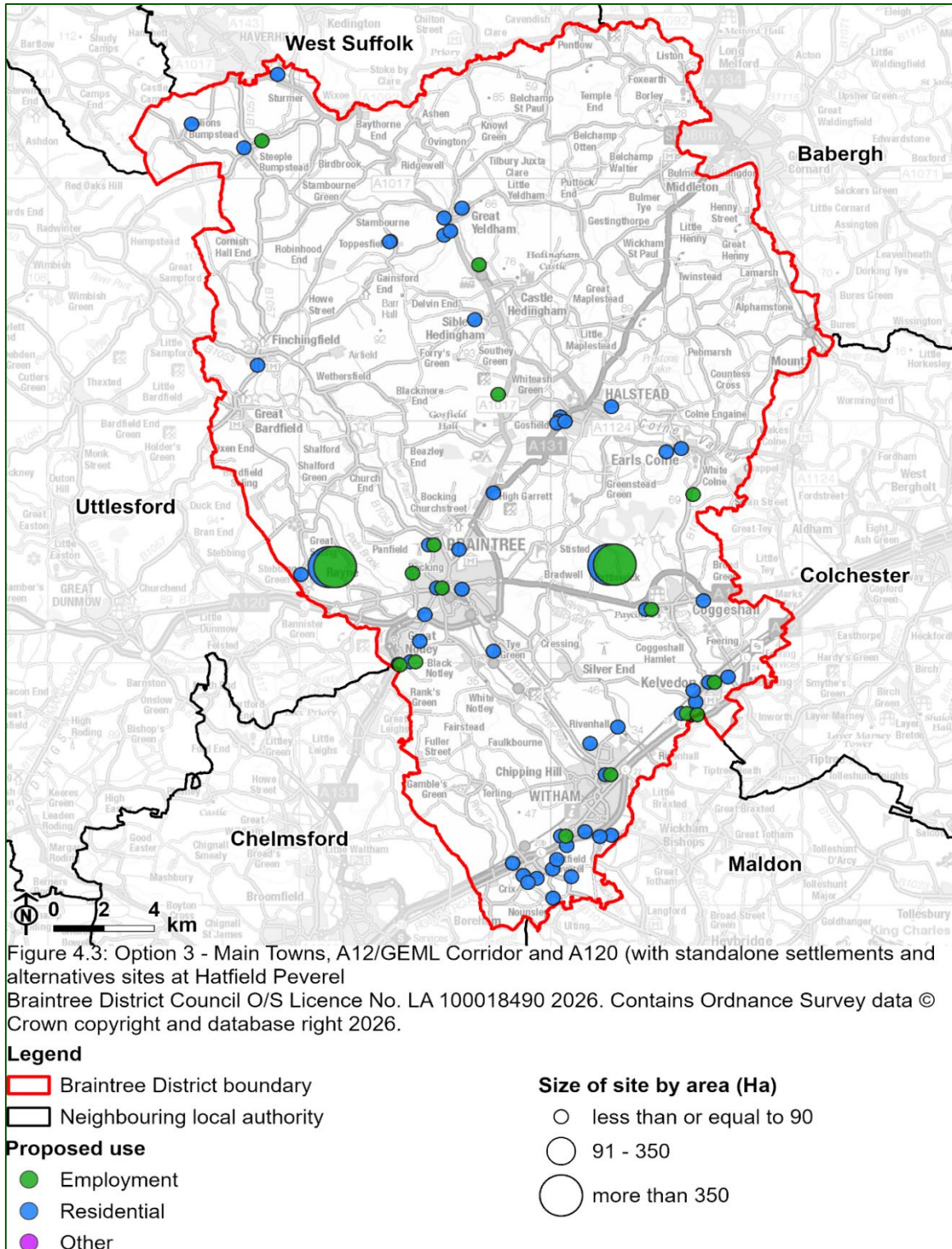


Figure 4.3: Option 3 - Main Towns, A12/GEML Corridor and A120 (with standalone settlements and alternatives sites at Hatfield Peverel)

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Figure 4.4: Option 4 - Excluding large sites

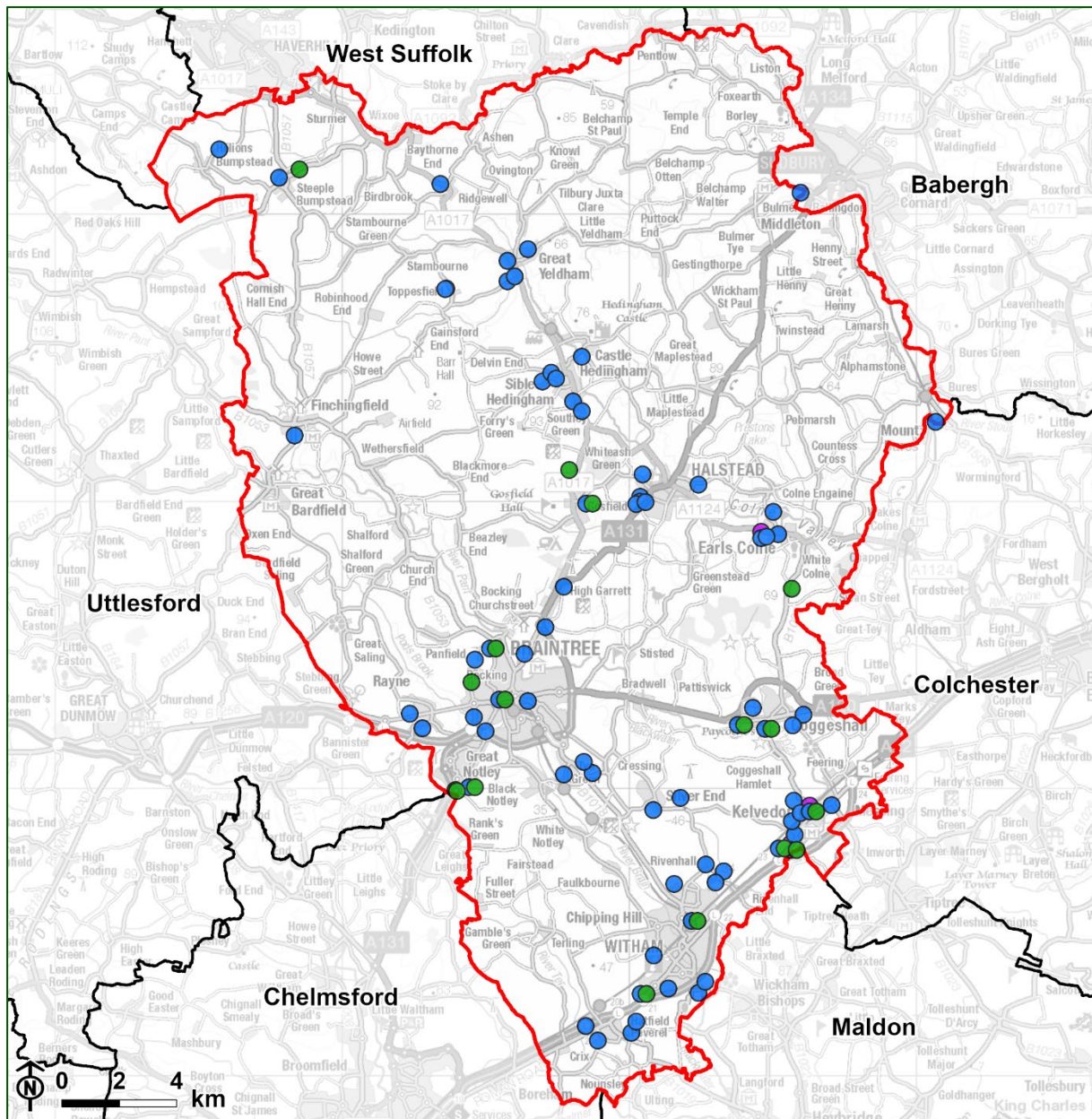


Figure 4.4: Option 4 - Excluding large sites  
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**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

Figure 4.5: Option 5 - Large sites only

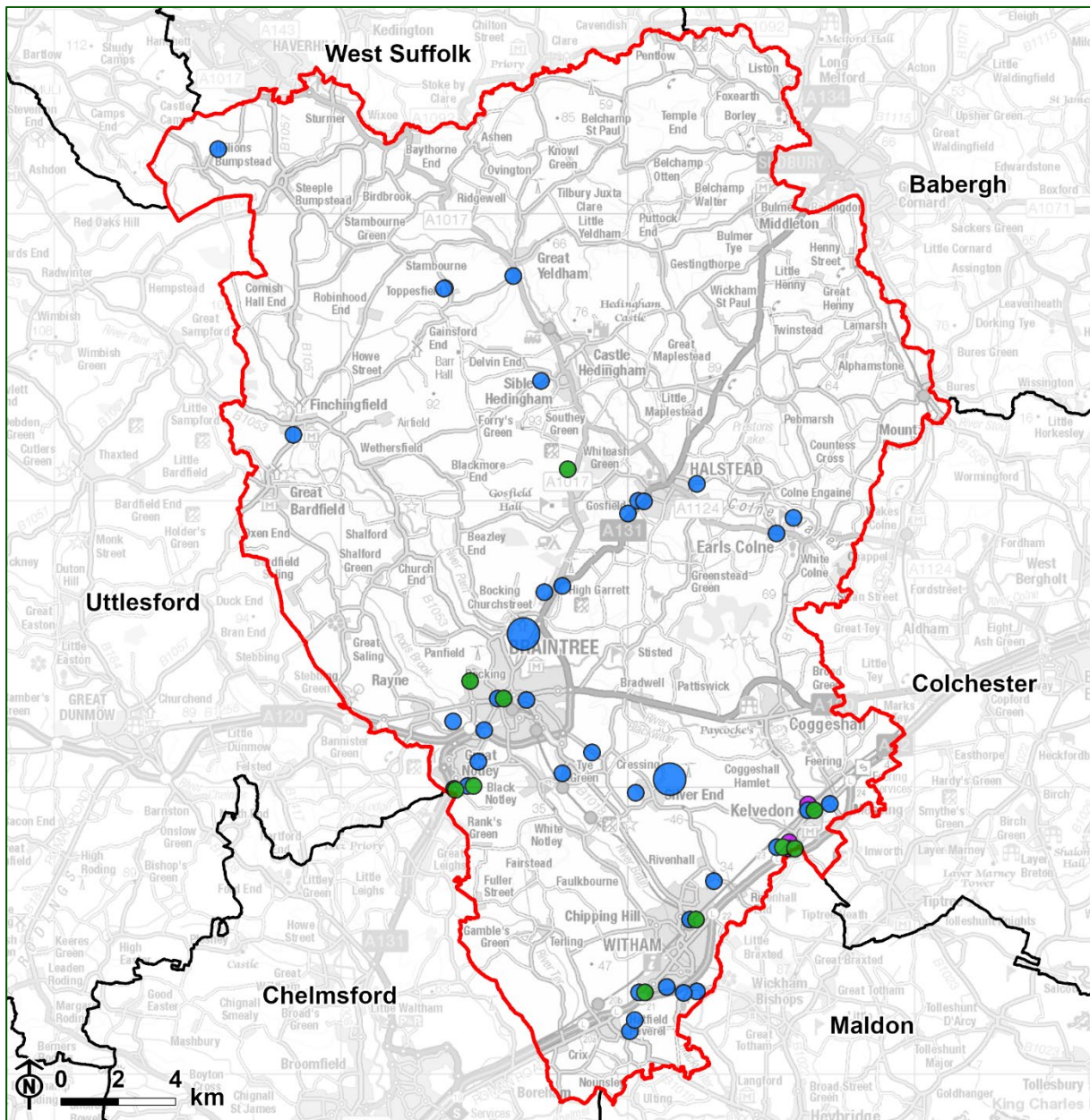


Figure 4.5: Option 5 - Large sites only  
 Braintree District Council O/S Licence No. LA 100018490 2026. Contains Ordnance Survey data © Crown copyright and database right 2026.

**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

Figure 4.6: Option 6 - Sites with high sustainable transport

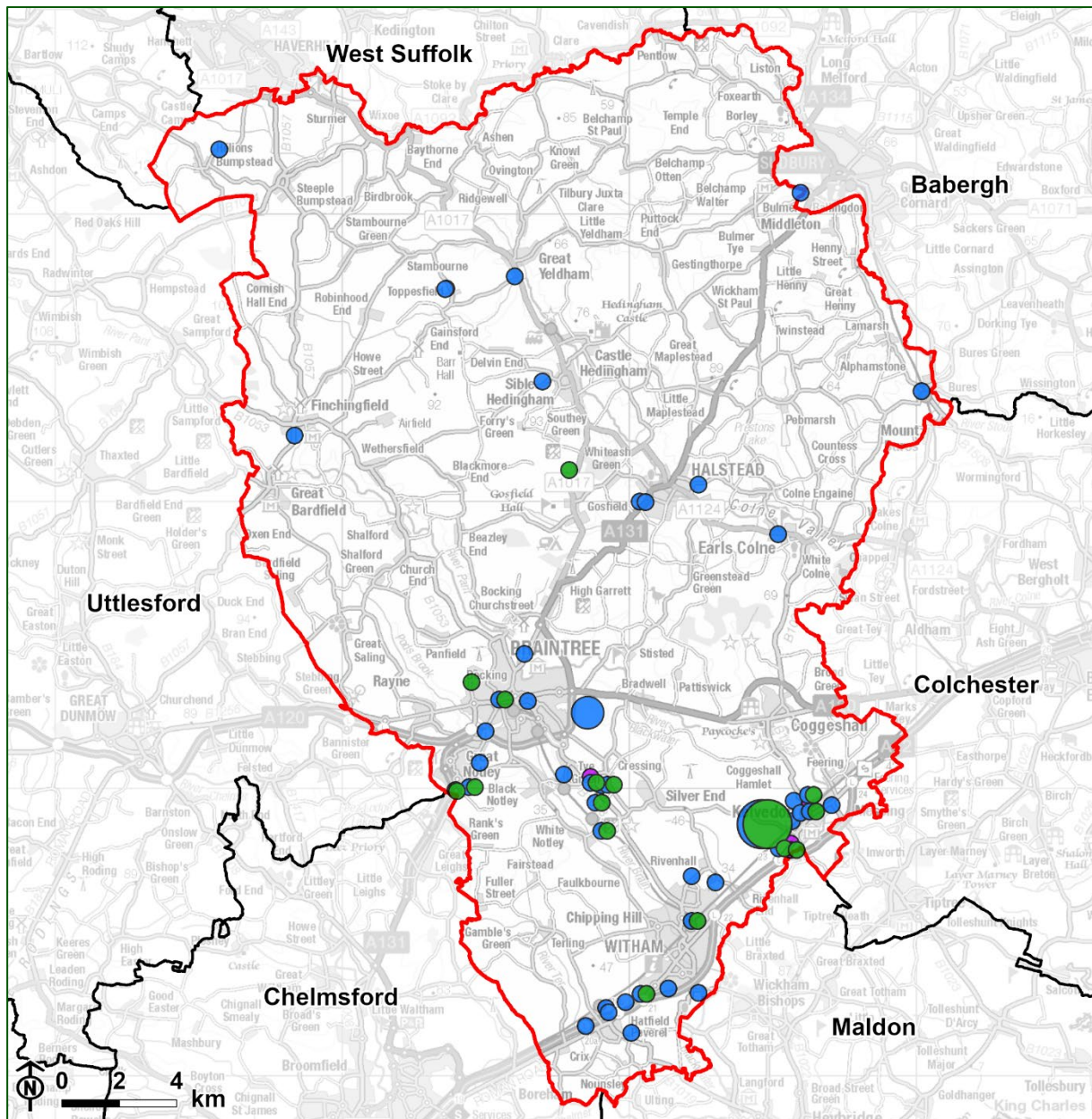


Figure 4.6: Option 6 - Sites with high sustainable transport  
 Braintree District Council O/S Licence No. LA 100018490 2026. Contains Ordnance Survey data © Crown copyright and database right 2026.

**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

Figure 4.7: Option 7 - Centred around Braintree town

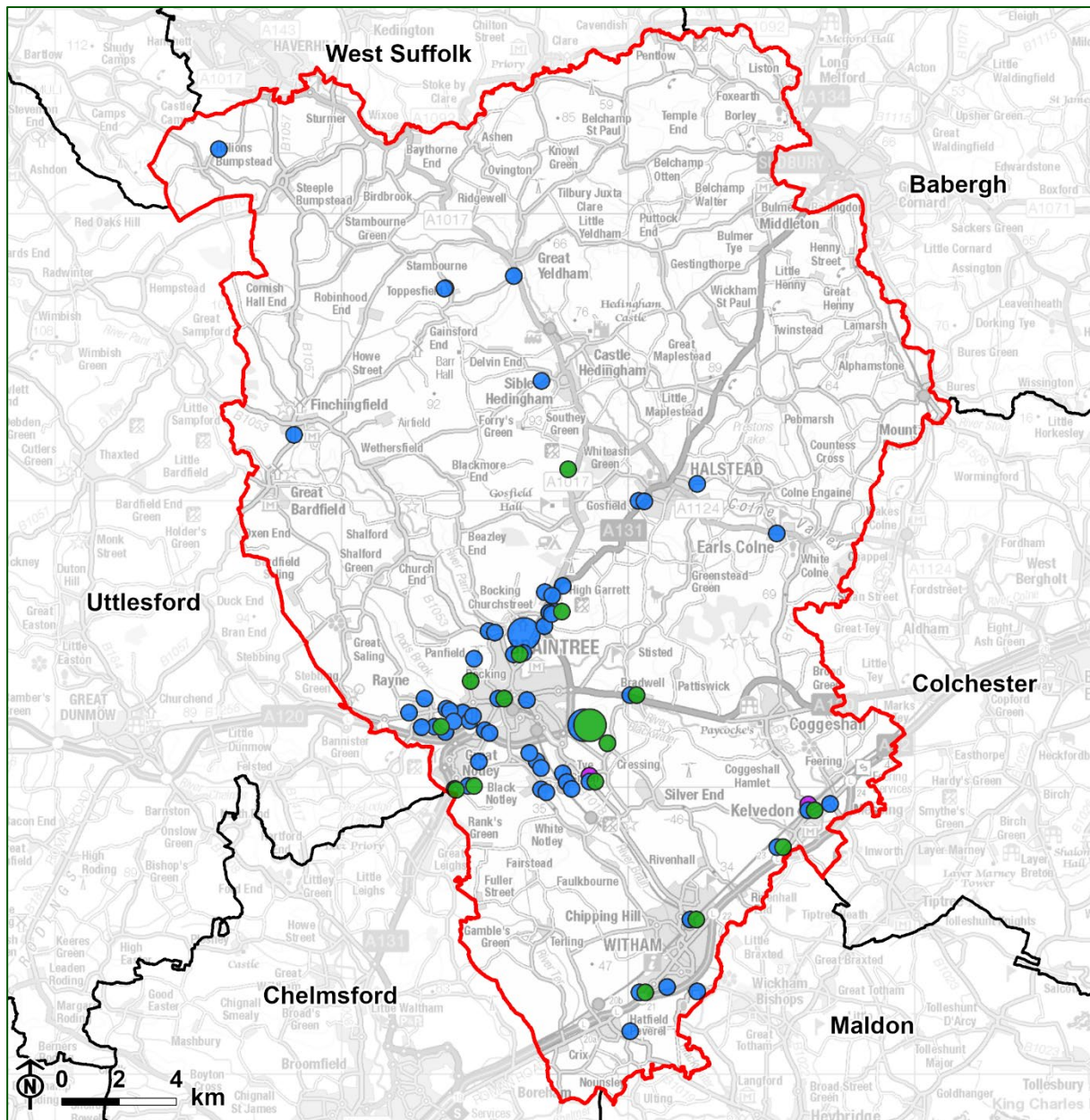


Figure 4.7: Option 7 - Centred around Braintree town  
 Braintree District Council O/S Licence No. LA 100018490 2026. Contains Ordnance Survey data © Crown copyright and database right 2026.

**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

Figure 4.8: Option 8 - Rural distribution

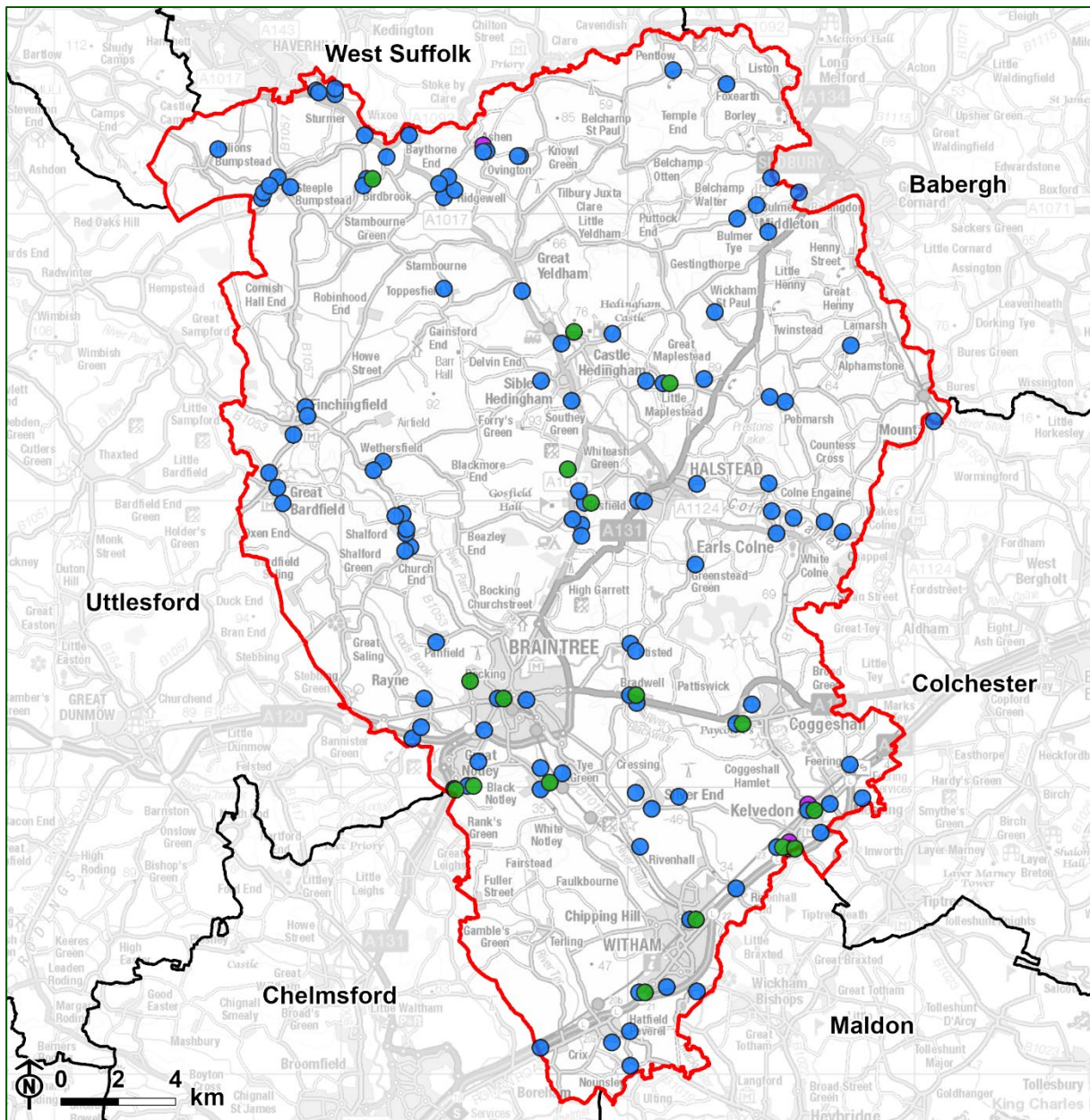


Figure 4.8: Option 8 - Rural distribution  
 Braintree District Council O/S Licence No. LA 100018490 2026. Contains Ordnance Survey data © Crown copyright and database right 2026.

**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

Figure 4.9: Option 9 - Sites along the A120 corridor

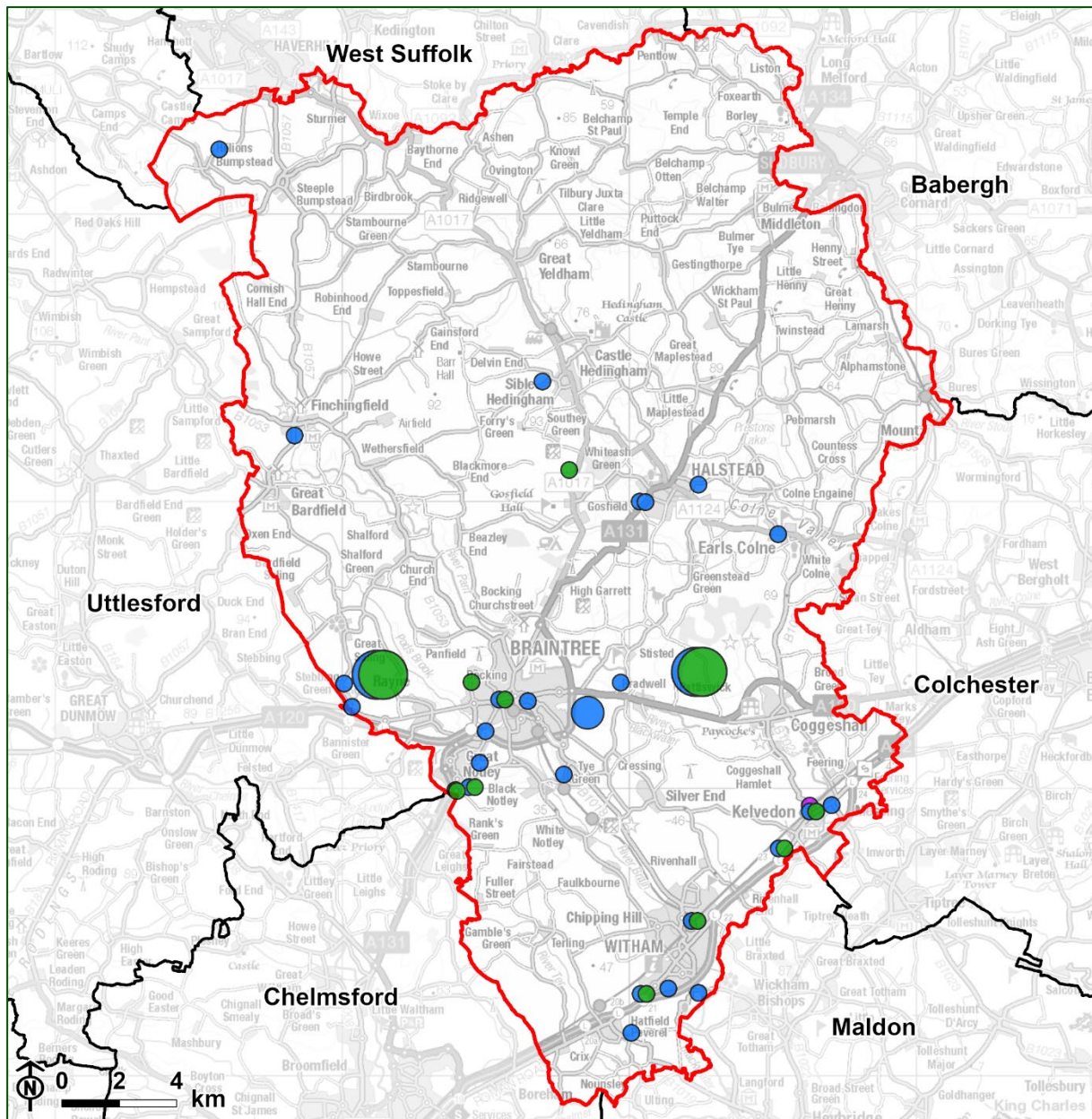


Figure 4.9: Option 9 - Sites along the A120 corridor  
 Braintree District Council O/S Licence No. LA 100018490 2026. Contains Ordnance Survey data © Crown copyright and database right 2026.

**Legend**

- Braintree District boundary
- Neighbouring local authority

**Proposed use**

- Employment
- Residential
- Other

**Size of site by area (Ha)**

- less than or equal to 90
- 91 - 350
- more than 350

# Assumptions used to inform the appraisal of the options for distribution of growth

**4.6** The assumptions were consistently applied to enable the sustainability effects of the nine spatial strategy options to be compared on a like for like basis. However, they do not prejudice the ability of the Council to set higher policy requirements within the Local Plan.

**4.7** It was assumed that all new development would meet minimum standards of good design and sustainable construction techniques that meet current Building Regulations. All new development would also include affordable housing and open space provision in line with local policy.

**4.8** For larger scale developments of 500 homes or more it was assumed that, subject to site specific planning assessment, all would improve or provide a range of services and facilities and a good network of active travel routes within the development linking to any existing networks. However, the scale of service provision will be influenced by the amount of development to be delivered. The potential to support new services and facilities is irrespective of whether the developments would be located around the main towns, as an urban extension or a new settlement.

**4.9** From a transport and access perspective, Braintree District (as with the wider geographic area) has a large rural population with high car dependency and poor access to public transport. Essex County Council, as the Highways Authority, is seeking to deliver additional public transport and active travel choices to make it easier for residents to access services and jobs. Planned projects that could benefit all spatial strategy options include the following **[See reference 21]**:

- Bus improvements: improving reliability and frequency and connectivity including through by expanding bus corridors in Braintree town and a Park and ride at Notley Cross.

- Rail improvements: improving frequency of trains with the introduction of a Braintree branch line passing loop.
- Road improvements: improving safety, reliability and access including through, the dualling of the A120 between Braintree and the A12, introducing traffic calming and 20mph zones in residential areas, measures and a longer-term aim to install a bypass at Halstead.
- Active travel improvements: providing additional options for walking and cycling including through the introduction of a new cycle route between Braintree and Marks Tey, review of footpath provision in the key service villages, enhanced connectivity across the A12, and the redesignation of one A12 carriageway to become an Active Travel Corridor.
- Access improvements: improving accessibility within Braintree town including through public realm improvements in the town centre, a town centre gyratory and railway station access improvements.

**4.10** It should be noted that many planned projects are a Local Plan aspiration which do not currently have a pathway for funding, for example the A120 to A12 dualling, the A12 active travel corridor, and the branch line passing loop.

## Appraisal findings for the options for the distribution of growth in the plan area

**4.11** To aid the assessment of the impacts of each spatial strategy option, a series of spatial components common to multiple options were identified. These components are described in the green box below and for each, the expected sustainability benefits and disbenefits are described.

**4.12** Table 4.1 later in this section summarises which of these spatial components are present within each of the spatial strategy options considered.

## New settlements

Expected sustainability benefits:

- Are of a scale to provide substantial new services and facilities which is likely to benefit community cohesion. Masterplanning of substantial new developments could further help to support community cohesion.
- Likely to be developed to be free standing and self-contained to some degree.

Expected sustainability disbenefits:

- Depending on the phasing of delivery, in the short term some residents might need to travel longer distances to access certain services and facilities depending on their specific location.
- Challenges relating to place making and establishment of community sense of place may result.
- Given the large scale of development involved, they are likely to require a relatively long lead in time to plan and deliver.
- Are likely to require substantial areas of greenfield land take, which could have implications for landscape character and biodiversity at previously undisturbed locations. Concentrated loss of greenfield land could also impact natural drainage patterns.

Spatial strategy options that direct significant amounts of development to new settlements are therefore likely to have positive effects in relation to SA objectives 1: Safe and cohesive communities, 2: Housing, 4: Services and facilities, 6: Education, 8: Transport, 10: Climate change mitigation, and 14: Air quality. There is also potential for negative effects in relation to each of these SA objectives (with overall mixed effects in these instances) as well as SA objective 7: Biodiversity and geodiversity, 13: Flood risk, 15: Landscapes and townscapes and 17: Soil.

## Urban extensions

Expected sustainability benefits:

- May reduce the need to travel longer distances to access higher order services and, facilities and employment, depending on the level of existing provision at the settlements they are provided at.
- Are of a scale to provide some new services and facilities (but likely less substantial than what is provided at new settlements) which is likely to benefit community cohesion. Masterplanning of substantial new developments could further help to support community cohesion.
- Substantial amounts of new development at the edge of settlements could help to address deprivation within those settlements.

Expected sustainability disbenefits:

- Have potential to cause capacity issues for existing services and facilities within the adjoining urban area, particularly in the short term, until new services and facilities are provided or those in the adjacent urban area are upgraded.
- Have potential to disrupt existing community networks within settlements they are delivered at, particularly when they are large relative to the existing settlement.
- Are likely to require substantial areas of greenfield land take (and associated effects in relation to landscape and townscapes and biodiversity) but this may be less than for new settlements.

Similar to spatial strategy options that direct significant amounts of development to new settlements, options that direct significant amounts of development to urban extensions are likely to have positive effects in relation to SA objectives 1: Safe and cohesive communities, 2: Housing, 4: Services and facilities, 6: Education, 8: Transport, 10: Climate change mitigation, and 14: Air quality. There is also potential for negative effects in relation to each of these SA objectives

(with overall mixed effects in these instances) as well as SA objective 7: Biodiversity and geodiversity, 13: Flood risk, 15: Landscapes and townscapes and 17: Soil.

## Small sites at main towns

Expected sustainability benefits:

- Are likely to have good access to existing services, facilities and local employment as well as public and active transport links.
- May provide opportunities for the reuse of previously developed/ brownfield land, depending on the specific history of development at the settlements in question.
- Potential to help address issues of deprivation within the main towns.
- Are likely to support the viability of town centres in Braintree District.
- May help to direct development away from the most sensitive, undeveloped locations in terms of landscape and biodiversity.
- Small (and potentially medium size) sites are likely to achieve relatively fast build out rates.

Expected sustainability disbenefits:

- Potential to affect the settings of heritage assets within the main towns.

Spatial strategy options that direct significant amounts of development to small sites at the main towns are therefore likely to have positive effects in relation to SA objectives 1: Safe and cohesive communities, 2: Housing, 4: Services and facilities, 6: Education, 7: Biodiversity and geodiversity, 8: Transport, 10: Climate change mitigation, 13: Flood risk, 14: Air quality, 15: Landscapes and townscapes and 17: Soil. There is potential for negative effects in relation to SA objective 9: Cultural heritage.

## Small sites at key service villages

Expected sustainability benefits:

- Are likely to provide access to lower order services and facilities that meet the day-to-day needs of new residents, including early years care and primary schools, primary health care facilities and convenience shopping.
- Small (and potentially medium size) sites are likely to achieve relatively fast build out rates.

Expected sustainability disbenefits:

- Residents at these locations are likely to have increased need to travel longer distances to access higher order services and facilities as well as jobs.
- Potential to affect the settings of heritage assets within the key service villages.
- Locations may be more sensitive than the main towns in terms of landscape and townscape and biodiversity, given their less intensively developed nature.

Spatial strategy options that direct significant amounts of development to small sites at the key service villages are therefore likely to have positive effects in relation to SA objective 2: Housing. Mixed positive and negative effects are likely in relation to SA objectives 1: Safe and cohesive communities, 4: Services and facilities, 6: Education, 8: Transport, 10: Climate change mitigation and 14: Air quality. There is potential for negative effects in relation to SA objective 7: Biodiversity and geodiversity, 9: Cultural heritage and 15: Landscapes and townscapes. These types of options are likely to perform less favourably in relation to these SA objectives than options that direct significant amounts of development to small sites at the main towns.

## Small sites at second and third tier villages and in the countryside

Expected sustainability benefits:

- Sites at second and third tier villages may provide residents with access to a limited range of services and facilities in some instances.
- A level of growth within smaller settlements could contribute to the ongoing viability of existing service provision.
- Small (and potentially medium size) sites are likely to achieve relatively fast build out rates.

Expected sustainability disbenefits:

- While development at these locations could provide access to a limited number of services and facilities, development is likely to result in residents being more likely to need to travel longer distances to access services, facilities and jobs. Sites in countryside locations are considered to be the most unsustainable locations in the District, in this regard.
- Established community networks may be more vulnerable in terms of accommodating more substantial levels of development.
- These locations may also be more sensitive in terms of biodiversity and landscape character, given their undeveloped nature. Impacts on the settings of heritage assets within smaller settlements may be more difficult to avoid or mitigate given the smaller amount of development currently at these locations/

Spatial strategy options that direct significant amounts of development to small sites at the second and third tier villages and in the countryside are therefore likely to have positive effects in relation to SA objectives 1: Safe and cohesive communities and 2: Housing. There is potential for negative effects in relation to SA objective 4: Services and facilities, 6: Education, 7: Biodiversity and geodiversity, 8: Transport, 9: Cultural heritage, 10: Climate change mitigation and 14: Air quality and 15: Landscapes and townscapes.

## Small sites at locations that benefit from strong transport connectivity

Expected sustainability benefits:

- Settlements of all sizes with strong transport connectivity, including public transport, are likely to be attractive in terms of supporting movement to services and facilities and employment sites.
- Settlements with good sustainable transport links have greater potential to accommodate development without significantly contributing to increased road congestion, carbon emissions and air pollution. This is particularly likely where settlements are also close to services and facilities and jobs.
- Directing development to well-connected areas is likely to support economic growth.
- The main towns benefit from strong transport connectivity and development at these has the potential to provide opportunities for the reuse of previously developed/ brownfield land, to address issues of deprivation within the main towns, to support the viability of town centres and to direct development away from the most sensitive, undeveloped locations in terms of landscape and biodiversity.

Expected sustainability disbenefits:

- Potential to affect the settings of heritage assets within the main towns.
- In some instances, good access to the strategic road network may encourage travel by private car.

Spatial strategy options that direct significant amounts of development to locations that benefit from strong transport connectivity are therefore likely to have positive effects in relation to SA objectives 1: Safe and cohesive communities, 2: Housing, 4: Services and facilities, 6: Education, 7: Biodiversity and geodiversity, 13: Flood risk and 17: Soil. There is potential for mixed positive and negative effects in relation to SA objective 8: Transport, 10: Climate change

mitigation, 14: Air quality and 15: Landscapes and townscapes. Furthermore, these types of options are likely to have negative effects in relation to SA objective 9: Cultural heritage.

**Table 4.1: Common spatial components of the spatial strategy options**

Option	New settlements	Urban extensions	Small sites at main towns	Small sites at key service villages	Small sites at second and third tier villages and in the countryside	Locations with strong transport connectivity	Locations with good connectivity to employment locations
1	✓	✓	✓	✓	Limited	✓	✓
2	✓	✓	✓	✓	Limited	✓	✓
3	✓	x	✓	✓	Limited	✓	✓
4	x	x	✓	✓	✓	x	Limited
5	✓	✓	Limited	Limited	Limited	Mixed	✓
6	✓	✓	✓	✓	Limited	✓	✓
7	x	✓	✓ (focussed on Braintree town)	Limited	Limited	✓	Limited
8	x	✓ (but large growth points limited to lower order villages)	Limited	✓	✓	x	x
9	✓	✓	✓	Limited	x	✓	✓

**4.13** Table 4.2 summarises the likely effects of each spatial strategy option in relation to each SA objective. A description of the expected effects is presented below the table.

**4.14** To avoid repetition, the description of likely effects of each option draws on but does repeat in detail the descriptions (boxed text above) of sustainability benefits and disbenefits identified for each common component that make up the options considered. Where effects are attributable to specific locations for growth included in any of the options, these have been highlighted.

Table 4.2: Likely sustainability effects of spatial strategy options

SA objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8	Option 9
SA1: Safe and cohesive communities	++/-	++/-	+/-	+/-	+/-	++/-	--/+	--/+	+/-
SA2: Access to housing	++	++	++	++	++/-	++/-	++/-	++	++/-
SA3: Health and wellbeing	++/-	++/-	+/-	--/+	++/--?	++/-	--/+	--/+	+/-
SA4: Services and facilities	++/-	++	+/-	--/+	--/+	++/-	--/+	--/+	--/+
SA5: Economic growth	++/-	++/-	++/-	--/+	+/-	++/-	--/+	--/+	+/-
SA6: Access to education	++	++/-	+/-	--/+	--/+	--/+	--/+	--/+	++/-
SA7: Biodiversity and geodiversity	--/+	--/+	--/+	--/+	--	--/+	--/+	--	--/+
SA8: Travel and transport	++/-	++/-	++/-	--/+	+/-	++/-	++/-	--/+	+/-
SA9: Cultural heritage	+/-?	+/-?	+/-?	--?/+	+/-?	--?/+	--?/+	+/-?	--?/+
SA10: Climate change mitigation	++/-	++/-	++/-	--/+	++/-	++/-	++/-	--/+	+/-
SA11: Climate change adaptation	+	+	+/-	+/-	+	+	+/-	+/-	--/+
SA12: Water resources and quality	--/+	--/+	--/+	--	--/+	--/+	+/-	--/+	--/+
SA13: Flood risk	+/-	+/-	+/-	--/+	+/-	+/-	+/-	-	--/+
SA14: Air quality	++/-	++/-	+/-	--/+	+/-	++/-	+/-	--	+/-
SA15: Landscapes and townscapes	--?/+	--?/+	--?/+	+/-?	+/-?	+/-?	+/-?	-?	--?/+
SA16: Waste and resource efficiency	+/-	+/-	+/-	+/-	+/-	-	+/-	+/-	+/-
SA17: Soil	--	--	++/-	+/-	+/-	+/-	+/-	+/-	++/--

## SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion

**4.15** Although Braintree District is generally not deprived, pockets of deprivation exist across the District. Four LSOAs in the wards of Bocking North, Braintree Central and Beckers Green Halstead Trinity and Witham North fall within the 20% most deprived areas nationally. These areas are at the main towns of Braintree town, Halstead and Witham. Additionally, the main towns also include LSOAs that fall within the 30% most deprived in the country or 40% most deprived in the country.

### Conclusions in relation to SA objective 1

**4.16** Option 1 would provide a spatially balanced approach to development. It is expected to support service provision and help to address deprivation within the main towns, however the introduction of a new settlement and urban extensions could result in place making issues. The element of growth at smaller sites at both the main towns and key service village settlements could be delivered more rapidly and support improved access to existing services and facilities and jobs. Limited growth allowed for at second and third tier settlements (such as Great Yeldham and Finchingfield) could result in some residents having to travel longer distances to access most services and disruption of existing community networks. Option 1 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.17** Option 2 is similar to Option 1 but with different large site allocations and additional small sites distributed across the District to make up the shortfall. Similar impacts are therefore likely. When compared to Option 1, Option 2 does not include an urban extension at Halstead, which is an area with a significant pocket of deprivation. As such Option 2 is less likely to address areas of highest deprivation in Braintree District. However, Option 2 would include a large urban extension of Haverhill which could provide additional facilities to the rural communities in the north of the District, which are relatively remote from the main towns further to the south. Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.18** Option 3 includes two new settlements (at Pattiswick and Andrewsfield), which would bring the benefits associated with this component, although benefits may be delayed depending on the phasing of developments. The lack of urban extensions at Braintree town would mean development would be less likely to address existing deprivation within the town. Beyond the new settlements, this option is largely dependent on small sites at main towns and key service villages, with many sites located along the A12 corridor. This is beneficial in terms of connectivity to existing services and facilities, although the rural villages in the northern half of the District would unlikely benefit from this. Option 3 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.19** Option 4 excludes large sites, rather it focusses development on smaller sites at the main towns, key service villages and second and third tier villages. Smaller sites at the main towns have the potential to help tackle deprivation by bringing new and improved services, where connectivity between the sites and the facilities can be achieved. This is also likely at the key service villages and to a lesser extent in the smaller villages. However, the lack of large sites (with development limited to a maximum of 500 homes at each site) and wider distribution of growth could make it more difficult to deliver facilities at a scale that would have a greater reach than the existing communities. Therefore, Option 4 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.20** Option 5 includes a focus on large development sites and would enable the benefits associated with development of new settlements and large urban extensions as described earlier. The lack of smaller sites included, however, means that the majority of communities at existing smaller settlements would be unlikely to benefit from new development and they would remain reliant on travelling to the larger settlements to access services and facilities. Limiting growth at these locations could help to limit the potential for disrupting existing community networks. Option 5 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.21** Option 6 focusses development on those areas with high sustainable transport, predominantly east of Braintree and the areas towards Kelvedon, Witham and Hatfield Peverel. This includes some large-scale growth locations (new settlement and urban extensions) where substantial new services and facilities could be provided. However, there is limited development to be provided in the north of the District as well as at smaller sites in the smaller villages, which means that the viability of existing service

provision at these locations is less likely to be supported. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.22** Option 7 focusses growth around the main town of Braintree. It could assist in providing additional facilities in areas that are accessible from the deprived areas of the town. Since these would be focussed in Braintree town, this option has limited potential to address deprivation in the other main towns and key service villages. The focus on Braintree town could also result in overburdening of existing services, particularly in the short term. A range of sizes of sites are included, with smaller sites likely to be relatively easy to integrate with the existing communities. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.23** Option 8 distributes development to a wide range of locations at smaller sites at the second and third tier villages and countryside in the District. Whilst this approach could support the viability and potential enhancement of existing services, it is unlikely to support larger scale provision. Option 8 is expected to have a mixed minor positive and significant negative effect.

**4.24** Option 9 relies heavily on the development of three new settlements at Andrewsfield, Bradwell/Stisted and Pattiswick. Whilst this could bring positive impacts, as discussed previously, there is a risk that the phasing of such sites would delay positive benefits to the medium to longer term. It would also include a large urban extension to the east of Braintree, which could support improved access to facilities to the nearby deprived areas of that town, the other new settlements are detached from nearby settlements. This option does not include many smaller sites at the main towns (beyond Braintree town) and key service villages, which might otherwise assist in supporting their viability and provision of upgraded facilities. Option 9 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 1

**4.25** In order to mitigate negative effects identified in relation to community cohesion and safety, the new Local Plan could include:

- Requirements for social, healthcare, multi-functional green/blue and transport infrastructure to be delivered to meet local needs and at the same time as housing

so that a sense of community is instilled. This would also help to prevent existing services and facilities suffering from additional pressures. There is also a need to ensure that rural services in the plan area are supported so that they remain viable.

- Requirements for open and public spaces to be designed to ensure their safety.

## SA objective 2: Provide decent, affordable and safe homes for all

**4.26** All options are anticipated to deliver in the region of 10,000 net new homes across the plan period. This level of delivery is expected to make a substantial contribution to the housing stock, including affordable housing in Braintree District. Houses in the District are less affordable than the national average. Within the District, the rural areas achieve the highest house prices when compared to the main, market towns. Overall, the population of the District is ageing, therefore it will be important to ensure that housing is appropriately designed to appeal to and support this cohort of residents. However, the ability of new development to meet the needs of more specialist groups, including older people and people with disabilities is unlikely to be affected by its location and distribution, rather this will be influenced more by policy requirements relating to design of new developments, which are appraised in Chapter 6 of this SA Report.

### Conclusions in relation to SA objective 2

**4.27** The balanced approach set out through Option 1 includes large scale sites that would likely have longer lead in times. Smaller and medium sites are focussed on the main towns and key service villages are likely to be achieved in the shorter term. This option also includes a limited amount of growth in smaller settlements (including Great Yeldham, Steeple Bumpstead and Finchingfield) that could go some way to addressing the need for houses in rural areas including in the west and north of the District. Option 1 is expected to have a significant positive effect in relation to this SA objective.

**4.28** Option 2, as a variation of Option 1, with an enlarged allocation set out for East of Braintree. This could help support increased delivery rate at this location. Overall similar

effects could result, and Option 2 is expected to have a significant positive effect in relation to this SA objective.

**4.29** Option 3 also provides a variation of Option 1 with different new settlements included but similar small sites. Option 3 is expected to have a significant positive effect in relation to this SA objective.

**4.30** The spatial distribution of development for Option 4 is diverse, with rural and urban locations included. The rural component of growth could help to address issues of affordability in these parts of the District and the smaller size of sites included could support faster build out rates. Option 4 is expected to have a significant positive effect in relation to this SA objective.

**4.31** Option 5 includes a focus on large developments of 500 dwellings or above, with only a residual amount at small sites. As such, while this option is likely to meet the overall housing need for the plan area, housing needs may not be met in the short term. Option 5 is expected to have a mixed significant positive and minor negative effect.

**4.32** Option 6 focuses development towards those areas with high sustainable transport. This option is relatively balanced with some larger sites included alongside a range of small sites focussed on the main towns. However, this option includes fewer sites in many of the key service villages and second and third tier villages. Therefore, it is less likely to address rural housing needs. Option 6 is expected to have mixed a significant positive and minor negative effect.

**4.33** Option 7 would focus development on land around Braintree town. This option would supplement allocations already in the adopted Local Plan and includes a relatively large number of smaller sites that could enable the faster housing delivery. The option is considered less likely to address housing needs in the District, particularly towards the north where barriers to housing exist. Option 7 is expected to have a mixed significant positive and minor negative effect. Through Option 8, a relatively high number of small sites are included at second and third tier villages as well as the countryside. Only a limited amount of development would be provided at Braintree town. The key service villages of Earls Colne and Coggeshall and the village of Silver End are locations for significant development, but the majority of development would be at small sites

distributed across the District. The smaller sites included at the smaller villages could help address rural housing need, including in the west and north. Option 8 is expected to have a significant positive effect in relation to this SA objective.

**4.34** Option 9 is a similar option to Option 1, but with a focus on the A12, which would become a linear settlement corridor from Andrewsfield to Coggeshall. Housing delivery would also be achieved through the provision of three new settlements in the District, which are likely to have longer lead in times. This focus of growth means that delivery at small sites is limited across the District and that there is limited to no delivery in the more rural parts of the District. As such this option would deliver few benefits in terms of addressing rural housing need. Overall Option 9 is expected to have a mixed significant positive and minor negative effect.

## Mitigation in relation to SA objective 2

**4.35** In order to mitigate negative effects identified in relation to housing, the new Local Plan could include:

- Requirements for the provision of affordable housing at as many developments as viable, although it is recognised that large scale developments are more likely to be able to deliver affordable homes on site. Furthermore, the adopted NPPF (2024) which sets the national policy position for the requirement for affordable dwellings to be delivered at residential developments, provides the minimum threshold for requiring housing of this type, as schemes of 10 dwellings.
- Mechanisms such as S106 agreements can also be used to ensure the delivery of affordable homes.

**4.36** Furthermore, the quality of homes could be ensured through suitable policies in the Local Plan relating to:

- Sustainable design and construction, Buildings Standards M4(2) (to address the needs of residents as their circumstances change), energy efficiency, lighting, space, access and outdoor space requirements, etc.

## SA objective 3: Improve health and wellbeing and reduce health inequalities

**4.37** The location of new development could impact on health and wellbeing in terms of how accessible healthcare facilities are, how easily recreation opportunities and open space can be accessed and the extent to which active travel is encouraged. The highest concentration of services and facilities in the District is provided in Braintree town, followed by the other main towns of Witham and Halstead. These settlements and the key service villages in the District all provide access to GPs. Braintree town and Halstead both have hospitals.

### Conclusions in relation to SA objective 3

**4.38** Option 1 is likely to result in a relatively balanced distribution of development with the new settlements and urban extensions delivered incorporating new services and facilities including healthcare to benefit the health and wellbeing of new residents. At the new urban extensions, there is potential for residents to make use of existing services and facilities within the main towns of Braintree town and Halstead although there is potential for these to become overburdened, depending on when new services and facilities are delivered. It is expected that masterplanning at these larger developments will support the incorporation of adequate levels of open space. The small sites development at the main towns and key village settlements would provide residents with access to existing healthcare facilities and support their improvement. This element could also support active travel and associated health benefits, given the proximity of new residents to a range of existing services and facilities. Option 1 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.39** Option 2 is similar to Option 1 and therefore similar impacts are likely. However, Option 2 does not include an urban extension at Halstead and instead takes forward a large urban extension of Haverhill which could provide additional healthcare facilities to benefit the rural communities in the north of the District, which are fairly remote from the main towns further to the south. Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.40** Option 3 is another variation of Option 1 with the inclusion of different large scale development sites (new settlements at Pattiswick and Andrewsfield). As such while this option could support the delivery of new healthcare services at new settlements, it would perform less favourably in terms of making use of existing services and facilities through the incorporation of new urban extensions. The similar distribution of small sites mainly to the main towns and key service villages could help achieve these types of benefits and also support active travel. Option 3 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.41** By excluding large sites and focussing development on smaller sites at the main towns, key service villages and second and third tier villages, Option 4 is considered less likely to support substantial new healthcare service provision in Braintree District. Small sites included at the main towns and the key service villages would support access and potentially upgrading of existing GP surgeries. It could also support active travel. However, the wider distribution of growth is likely to mean some new residents will not have nearby access to healthcare services. Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.42** The focus on large sites through Option 5 could support substantial new healthcare facilities in Braintree District. These sites would likely be likely to be masterplanned to incorporate well integrated open space. However, this approach is unlikely to make best use of existing provisions and short-term access will be dependent upon the phasing of new infrastructure, which introduces uncertainty. By limiting small site growth including at the main towns and key service villages, this option has reduced potential to support active travel. Option 5 is expected to have an uncertain significant positive and significant negative effect in relation to this SA objective.

**4.43** Focussing development on areas with high sustainable transport accessibility through Option 6, will result the incorporation of several large scale developments including urban extensions at east of Braintree, Witham and Hatfield Peverel and new settlements towards Kelvedon and White Notley. These elements of growth are likely to deliver new healthcare facilities and open space and the urban extensions could promote access to these for new and existing residents. This option also includes small sites in the main towns which could support active travel and access to and potentially upgrading of existing healthcare facilities at these settlements. However, this option would be less supportive of healthcare beyond these locations, directing limited growth to the smaller settlements in the north that have GPs, such as Great Yeldham, Steeple Bumpstead and

Castle Hedingham. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.44** Option 7 focusses growth around the main town of Braintree, which could support active travel as well as access to and potentially upgrading of existing healthcare facilities. However, the concentration of development towards this location could result in overburdening of existing healthcare services, particularly in the short term. This option is also unlikely to help support new healthcare services in areas beyond Braintree town. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.45** The rural distribution of growth set out through Option 8 includes a range of smaller sites at the second and third tier villages and wider rural areas in the District. This approach could support the viability and potential enhancement of existing healthcare services and provide new residents with good access to opportunities for recreation in the countryside. However, it is unlikely to support the provision of new healthcare facilities. Furthermore, the distribution of development is unlikely to encourage active travel. Option 8 is expected to have a minor positive and significant negative effect.

**4.46** Option 9 incorporates the development of new settlements at Andrewsfield, Bradwell/Stisted and Pattiswick, as well as a new urban extension east of Braintree. As discussed previously, these large scale sites are likely to support new healthcare services, however there is a risk that that these would only be available the longer term. With the exception of east of Braintree, new residents may therefore have to travel longer distances to access healthcare facilities in the shorter term. This option performs less favourably in terms of supporting the upgrading of healthcare facilities in the main towns (beyond Braintree Town) and key service villages due to limited growth at these locations. Option 9 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective

## Mitigation in relation to SA objective 3

**4.47** In order to mitigate negative effects identified in relation to health and wellbeing, the new Local Plan could include policies that:

- Ensure that additional green space, active travel routes and services and facilities (including healthcare where relevant thresholds are met) are provided simultaneous to the rest of the development. This will give residents access to areas for physical activities and healthcare and help to encourage the uptake of walking and cycling as development is occupied.

## SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district

**4.48** Primary shopping areas are located within the town centres at Braintree town, Witham and Halstead. These areas attract the highest footfall and are where key stores are located, including both convenience and comparison. They are also where the largest concentration of other services and facilities can be found. Great Notley is classified as a district centre, while local centres are present at Coggeshall, Earls Colne, Hatfield Peverel, Kelvedon, Sible Hedingham and Maltings Lane, Witham. There is an out-of-town designer retail outlet centre and a retail park on the outskirts of Braintree town. The second and third tier villages offer limited retail and other facilities, beyond those serving immediate residents.

**4.49** There are vacant shops within the main town centres of Braintree, Witham, and Halstead, although the vacancy rates for Braintree and Witham are lower than the Experian Goad national average (see paragraph C5.7, Appendix C Baseline Information). However, the vacancy rate reported for Halstead town centre is higher than the national average.

### Conclusions in relation to SA objective 4

**4.50** By focussing a high proportion of new development to urban extensions at the main towns of Halstead and Braintree town, Option 1 is likely to promote and enhance the viability of these existing centres. An increase in population in these locations will likely result in higher footfall into and greater usage of the two town centres. This is particularly the case when considered in the context of improved connectivity to and within those

centres, including by foot and by bicycle, as sought by the Essex Transport Strategy (see assumptions section earlier in this chapter). This would assist in supporting the retail offer and bringing back vacant units into appropriate use. Both the urban extensions and the new settlement at Kelvedon are well located along the A12/131 transport corridors. This makes them accessible not only to residents within the immediate settlement but also to those nearby, particularly in the key service villages. As such, these large scale developments are assumed to provide new service centres to the benefits of new residents and existing residents in adjacent settlements. Equally, an increase in residents at these new locations will support the ongoing viability of existing facilities located nearby. The small sites proposed at the main towns and key village settlements would provide residents access to existing services and facilities and support their improvement. The lack of a major development in the north of the District could make it more challenging for those living in the villages here to access enhanced day to day services. Therefore Option 1 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.51** Option 2 is similar to Option 1, including a large urban extension at Braintree town. This is likely to support the ongoing viability of services in Braintree town including the town centre and associated retail. Although the option includes a large extension to the key service village of Coggeshall, the lack of urban extension at Halstead would bring fewer benefits to the town centre in that particular location, which in turn would bring fewer benefits to the surrounding villages. The introduction of an urban extension to Haverhill in the north of the District would be beneficial to those villages located in this largely rural part of the District, which are otherwise fairly remote from the existing main centres to the south. Option 2 is considered to have a significant positive effect in relation to this SA option.

**4.52** As another variation of Option 1, Option 3 includes the large scale development of two new settlements at Pattiswick and Andrewsfield. While this option would support the delivery of substantial new facilities and potentially retail services at the new settlements, it would perform less favourably in terms of supporting the ongoing viability of existing centres, through for example the incorporation of new urban extensions. Option 3 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.53** Option 4 excludes large sites and focusses development on smaller sites at the main towns, key service villages and second and third tier villages. Small sites included at the

main towns of Braintree and Halstead would bring some benefit to those town centres in terms of greater footfall and viability. Equally, development at the key service villages would support access to facilities both to local residents and those living in the small surrounding villages. However, the wider distribution of growth is likely to dilute the overall enhancements to the District's existing centres which means that some residents, particularly in the smaller villages, will not see a marked improvement in access to services and facilities. Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.54** The focus on large sites through Option 5 includes sites at both Braintree town and Witham, where the current town centres in the District are located, and the key service villages of Hatfield Peverel and Earls Colne. This could bring benefits to those service centres in terms of retail viability so long as there is adequate connectivity provided between them and the residential areas. There are no sites identified within this option at the key service villages of Coggeshall and Sible Hedingham, which means that benefits to those local centres will be limited. Lack of development at the latter village is particularly less beneficial to the second and third tier villages in the north of the District, the residents of which will continue to have to travel some distance to reach services either to the south or in Haverhill to the north. Option 5 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.55** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and the key service villages located along the A12 corridor. This will assist in maintaining the viability of the town centres at Braintree and Witham, as well as the local centres located along that corridor. As with Option 5, however, there are likely to be fewer benefits to those villages located in the north and also the east of the District. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.56** Option 7 focusses growth around the main town of Braintree, which will assist in promoting and enhancing the viability of the town centre. However, the concentration of development towards this location could result in overburdening of services, particularly in the short term. There may be less scope to provide additional retail at the other town and local centres in the District, which would place a greater dependence on residents to have to travel to Braintree town to access these. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.57** Option 8 focusses development to the key service villages of Earls Colne and Coggeshall and also to some of the second and third tier villages. Whilst the local centres will likely be enhanced by new development by bringing in greater footfall, it is unlikely that development in the smaller villages will lead to a significant level of investments in services and facilities in those areas, including retail. The option would bring few benefits to the existing town centres, which are not the focus for major development. Option 8 is expected to have a minor positive and significant negative effect.

**4.58** Option 9 incorporates the development of three new settlements at Andrewsfield, Bradwell/Stisted and Pattiswick, as well as a new urban extension east of Braintree town. With the exception of Braintree town, the developments are less likely to benefit the existing town and district/local centres. Rather they may take away focus from those centres if new centres were to be incorporated in the new settlements. This would not help to bring back vacant units in the existing centres into use nor would it prevent the potential loss of retail and other service provision across the broader District. Option 9 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 4

**4.59** In order to mitigate negative effects identified in relation to promoting the vitality and viability of services and facilities and centres throughout the district, the new Local Plan could include policies that:

- Requirements to provide services and facilities alongside and at the same time as new housing delivery.
- Appropriate support for rural service provision in the plan area.

## SA objective 5: Achieve sustainable levels of prosperity and economic growth

**4.60** Being largely rural in character, only one third of employed residents work in the District, meaning that out-commuting is a significant factor for many. While outside the

District, London Stansted airport is a significant employer in the area. Other significant employment locations include Colchester, Chelmsford and London, all of which are commutable from the District.

**4.61** Within the District, employment is relatively focussed on industrial-type sectors including manufacturing and construction. Approximately 15,000 jobs are located in Braintree town, making up over a quarter of District employment. It is home to Braintree Village outlet and several industrial estates, including Springwood Park Drive and Braintree town centre. Witham and Halstead, as the other two main towns, also provide significant employment opportunities in the District. All three main towns are located close to the District's main road and rail corridors, making them the most accessible.

**4.62** The Employment Land Review (ELR) shows that employment in the District is predicted to increase by 5.5% between 2024 and 2041. The Employment Land Needs Assessment carried out for the emerging Local Plan concludes that there is sufficient supply of industrial land to meet projected demand in Braintree District. Although manufacturing jobs are projected to decline, any fall in in floorspace demand would be offset by the growth of other sectors, including other industries and storage and distribution. For office provision, an increase of 2.4ha is required.

**4.63** The appraisal of the spatial strategy options in relation to this SA objective considers the proximity of the new development to existing and new employment opportunities. As noted earlier in this chapter, all spatial strategy options include the same distribution of employment growth in the District as recommended by the ELR - focussing on the most accessible locations, including the strategic road network (A12 and A120), and areas with higher accessibility to employees, most notably the three main towns in Braintree District (Braintree town, Halstead and Witham)

## Conclusions in relation to SA objective 5

**4.64** Option 1 focusses residential development to urban extensions at Braintree town and Halstead with some limited development at Witham. Locations along the A12/GEML corridor, including a new settlement at Kelvedon are also included. As such, residential areas will be located most closely to both the existing main employment areas in the District as well as those planned. They are also near to the main transport links enabling

access to key employment areas further afield. This aligns with the findings of the ELR and will provide large numbers of residents with access to the widest range of employment opportunities, with the majority of new employment allocations located to the south of the District. This could lead to greater concentrations of jobs within focussed areas of the District, which could encourage higher skilled economic sectors in the District. This element of growth could, however, contribute to the existing congestion within the settlement. In addition, there may be fewer benefits in relation to encouraging or diversifying the rural economy as there are few sites in the smaller villages. Option 1 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.65** Option 2 also focusses growth on Braintree town, and the settlements in the south of the District, including at the key service village of Coggeshall and a new settlement at Kelvedon. Similar to Option 1, this has the benefit of locating the majority of new homes close to the existing and proposed employment sites, including a large mixed development proposed to the east of Braintree town. This will bring similar benefits to Option 1, in light of the proximity of homes to the key transport corridors. Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.66** Option 3 would result in a high proportion of housing development occurring at two new settlements at Pattiswick and Andrewsfield. The level of mixed housing and employment development concentrated at these two strategic locations along the A120 corridor is likely to support new accessible job opportunities, however this might only be achieved in the longer term. The accessibility of employment at or from the new settlements over the plan period will be dependent upon the phasing of infrastructure alongside new development. Option 3 is expected to have a significant positive and minor negative effect in relation to this SA objective.

**4.67** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, key service villages and second and third tier villages. As such, many of the sites identified in this approach are located quite far from both the main towns and the transport corridor where the highest concentration of employment opportunities or access to them can be found. As such, this option could lead a greater dependency on new residents to have to commute by car to reach their place of employment. On the other hand, locating housing in the more rural parts of the District may lead to more people choosing the work from home, which could support increased

broadband provision in those areas to support this. Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.68** Option 5 focusses on large sites including at both Braintree town and Witham, which are also the focus of the highest percentage of existing employment opportunities in the District. This would be beneficial in terms of siting residents close to jobs, reducing the need to drive. Large sites are also identified within this option at some of the key service villages, some of which are more detached from the main transport corridors, for instance Silver End and Earls Colne. Unless there are adequate public transport options to connect such locations to the main transport hubs or key employment areas, this will lead to a dependency on new residents to have to reach their place of work by less sustainable transport options. The option does not include growth in the north of the District, which means that benefits to those living in the rural areas will be limited. Option 5 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.69** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. This approach aligns with the employment aspirations for the District and could provide a sustainable approach to employment access along the transport corridors. However, as with other options focussing growth on the south of the District, there will likely be fewer benefits to those living in the villages located to the north and also the east of the District. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.70** Option 7 focusses growth around the main town of Braintree, including an employment site to its east. This has the advantage of siting new residents close to existing employment and new opportunities negating the need to travel further afield. There is limited residential growth within this option along the A12 corridor, however, including at Witham and Kelvedon, which does not align so closely to the employment aspirations for the District. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.71** Option 8 distributes focusses development to the more rural areas of the District including the key service villages of Earls Colne, Coggeshall and Silver End, and also to the second and third tier villages. This could bring additional levels of economic prosperity

across a broader area as well as supporting the viability and growth of small businesses in the villages. However, such a growth strategy would not focus new residents near to either existing or new planned employment sites. As such, there will be a need for residents to commute to those areas often from remote locations. The rural distribution of development is unlikely to encourage active travel. Option 8 is expected to have a minor positive and significant negative effect.

**4.72** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The locations are focussed along the A120, as a key transport corridor effectively linking the new settlements in the west to Coggeshall in the east. This would be beneficial in terms of enabling access to the employment opportunities in the District, largely at Braintree town, and also at the new employment sites. Similar to option 3 however, the benefits may be apparent only over the longer period as the new settlements are developed. Option 9 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 5

**4.73** In order to mitigate negative effects identified in relation to achieving sustainable levels of prosperity and economic growth, the new Local Plan could include policies that:

- Policies to protect existing employment sites.
- Policies that support more flexible home working and the rural economy by ensuring suitable infrastructure is provided including high speed broadband.
- For growth options incorporating one or more new settlements, it will be important to provide an attractive planning and financial regime to attract early investment in employment uses. A new settlement should include new high quality employment land to support the establishment of a more self-contained settlement.
- Aligning site options with the proposed strategic transport plans to enable greater public transport and active travel connectivity between residential areas, employment areas and transport hubs.

## SA objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning

**4.74** Braintree District is anticipated to experience significant capacity issues in its primary schools from 2025 onwards, particularly in Witham/Rivenhall, Kelvedon/Feering, Braintree Town & Surrounds, Earls Colne/Colne Engaine, Cressing/Silver End, and Hatfield Peverel/Terling. New primary schools, secondary schools and early years provision will be needed in the District to support the level of growth anticipated. There will also be a need to provide adequate post-16 places to meet the needs of existing and new communities.

**4.75** Currently, secondary school provision is available in the main towns (Braintree town, Witham and Halstead) and at the key service villages of Sible Hedingham and Coggeshall. Primary schools are located across all settlement types but with less provision in the northern part of the District.

**4.76** Educational attainment is particularly poor in two Lower Layer Super Output Areas (LSOAs) within Bocking North and Halstead Trinity wards. These are classified as being within the 10% most deprived in the country in relation to the education, skills and training domain in the English IMD. A further nine LSOAs fall within the 20% most deprived in this domain. These lie within the wards of Halstead Trinity, Bocking South, Braintree Central and Beckes Green, Witham West and Witham North.

### Conclusions in relation to SA objective 6

**4.77** Option 1 focusses development to urban extensions at Braintree town and Halstead with some limited development at Witham. Locations along the A12/GEML corridor, including a new settlement at Kelvedon are also included. Such growth options are likely to be of a scale that will support new education facilities or contribute to existing ones. However, there is likely to be a relatively long lead in time for planning and delivery to be achieved. The growth areas to the east of Braintree and the site at Kelvedon are located in areas of higher deprivation in the District. Locating development here that is well-

connected to educational establishments could help to increase educational attainment in those areas. This may be more challenging in the new settlement proposed at Kelvedon which is some distance from the nearest secondary school provision at Witham, although this can be accessed by train. Growth planned at Halstead is also close to an existing secondary school, which would negate the need for commuting by car, although it will be important to ensure that existing provision is not overburdened. Option 1 is expected to have a significant positive effect in relation to this SA objective.

**4.78** Option 2, as a variation of Option 1, also focusses growth to an urban extension at the east of Braintree town and also the settlements in the south of the District, including at the key service village of Coggeshall and a new settlement at Kelvedon. Similar to Option 1, this has the benefit of locating the majority of new homes close to the existing areas with a range of educational provision. The need to ensure that services are not overburdened remains, however. The location of Kelvedon along the A12 transport corridor will assist in ensuring accessibility to services in neighbouring settlements, however it will be important to ensure that adequate primary provision, ideally within walking distance of the main residential areas is provided. Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.79** Option 3 would result in a high proportion of housing development occurring at two new settlements at Pattiswick and Andrewsfield. As described above, the benefits of developing new settlements means that the community can be masterplanned from the outset to ensure suitable accessible infrastructure is provided. It is unclear if new secondary school or post-16 provision would be provided, hence there would be a need for residents to travel to neighbouring towns to access this. Primary provision is likely to be provided, but this could be delayed depending on the phasing of the site. The new settlements would not necessarily therefore improve access to educational facilities for existing residents, though they may lead to increased investment in existing spaces. Option 3 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.80** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, key service villages and second and third tier villages. The majority of the sites are located within reach of existing educational provision, notably primary schools in the villages. This could assist in supporting the ongoing viability of the more rural primary schools, particularly in the north of the District. However, such a dispersed growth option may not lead to sufficient funds being available to support the

expansion of education facilities across the piece, which would not address the capacity issues experienced in Braintree District. Equally, there would remain a reliance on travel to reach secondary and post-16 options, which would be less sustainable from a transport perspective. Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.81** Option 5 focusses on large sites including at both Braintree town and Witham, which both have existing education facilities that could be enhanced. These are also areas experiencing high levels of deprivation locally, so any investment in educational facilities here could lead to improved attainment outcomes for local residents. Development sites are identified at the key service villages, some of which are more detached from the main transport corridors, for instance Silver End and Earls Colne. Unless there are adequate public transport options to connect such locations to the main transport hubs or key employment areas, this means that new residents have to reach educational facilities by less sustainable transport options. The option does not include growth in the north of the District, which means that benefits to those living in the rural areas will be limited. Option 5 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.82** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. Sustainable connectivity, particularly to secondary and post-16 education would be optimised from such locations. As these are also key employment areas, this would assist those families seeking early years provision close to their jobs. However, as with other options focussing growth on the south of the District, there will likely be fewer benefits to those living in the villages located to the north and also the east of the District. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.83** Option 7 focusses growth around the main town of Braintree town, which is where the majority of educational facilities in the District can be found. Locating a significant number of homes here will ease access to facilities, negating the need to travel further afield. There will be a need, however, to ensure that facilities are not overburdened, which would be of disbenefit to existing and new residents alike, particularly those areas displaying higher levels of deprivation. There is limited residential growth within this option along the A12 corridor, however, including at Witham and Kelvedon, where there is a high concentration of primary, and notably secondary schools. This could

impact accessibility of new residents to schooling, particularly in cases where the closest schools may be oversubscribed. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.84** The rural distribution set out in Option 8 focusses development to the key service villages of Earls Colne, Coggeshall and Silver End, and also to the second and third tier villages. There are pockets of deprivation in some of these areas, hence increasing the population could assist in ensuring the viability of the rurally located primary schools in the District. As with option 4, however, this distribution of housing across a larger number of smaller sites could make investment in existing facilities a challenge and would also lead to a high dependency on car usage for residents to reach facilities. Option 8 is expected to have a mixed minor positive and significant negative effect.

**4.85** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The locations are focussed along the A120, as a key transport corridor effectively linking the new settlements in the west to Coggeshall in the east. As with options 1, 2 and 3, this would focus development to the more accessible parts of the District, meaning that residents have easier access (including by public transport) to educational facilities both within the District and further afield. The reliance on bringing forward three new settlements, however, could lead to delays in new education provision, which might result in short to medium term overburdening of existing services. Option 9 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 6

**4.86** In order to mitigate negative effects identified in relation to the objective of increasing participation in and improved access to education, training and opportunities for lifelong learning, the new Local Plan could include:

- Policies to safeguard existing education provision in the District.
- A requirement for S106 agreements to determine the phasing of infrastructure provision and improvements alongside planned housing growth.
- A requirement for residential schemes to put in place Travel Plans.

## SA objective 7: Conserve and enhance the biological and geological diversity of the environment

**4.87** Biodiversity in Braintree District will experience pressure as new development occurs. Habit loss, fragmentation and disturbance are likely to result as construction takes place and developments are occupied. Human activities associated with development could have additional adverse impacts because of air and water pollution and recreational impacts. It is noted that national legislation requires developments to deliver a measurable biodiversity net gain of at least 10%.

**4.88** There are no international biodiversity designations (Special Areas of Conservation, Special Protection Areas or Ramsar sites, Habitats Sites) within Braintree District. However, potential pathways exist for development within the District to affect a variety of such sites beyond the District boundary. Most of these are on or near the Essex/Suffolk coast and estuaries and are designated for a range of wetland and coastal habitats and bird species. In addition, new residential developments in much of the district (the 'zone of influence') are likely to have a direct effect on designated parts of the Essex coastline. For developments within the zone of influence, the Council already has to assess the impact of new development on designated areas and protect such areas from the impact of increased visitor numbers. Effects on Habitats Sites are explored in more detail through a separate Habitats Regulations Assessment (HRA) of the Local Plan.

**4.89** Two of the four SSSIs (at Belcher's and Broadfield Woods, and Glemsford Pits) in the District are assessed as being in an unfavourable condition but recovering. The 253 Local Wildlife Sites in the District play a key role in helping to conserve the district's biodiversity in both urban and rural locations. Some previously developed ('brownfield') land can have high biodiversity interest, particularly for invertebrates.

### Conclusions in relation to SA objective 7

**4.90** Option 1 focusses development to urban extensions at Braintree town and Witham with some limited development at Halstead. Locations along the A12/GEML corridor, including a new settlement at Kelvedon are also included. These areas are presently less developed in character, meaning new growth is more likely to result in greenfield land

take in a previously undisturbed location which supports biodiversity. Whilst none of the sites identified within this option would impact directly on an SSSI, there are areas of priority habitats (ancient woodland) within a number of the development sites identified, notably the new settlement at Kelvedon. However, the scale of development is likely to support the incorporation of substantial green infrastructure to benefit biodiversity, including connectivity of habitats, aligned to the Local Nature Recovery Strategy. This could also provide new opportunities for people to access green infrastructure and wildlife, reducing pressures elsewhere. Overall, in relation to this SA objective, Option 1 is expected to have a mixed minor positive effect in terms of green infrastructure provision and significant negative impacts in relation to the loss of undisturbed greenfield land and associated habitats.

**4.91** Option 2, as a variation of Option 1, also focusses growth to an urban extension at the east of Braintree town and also the settlements in the south of the District, including at the key service village of Coggeshall and a new settlement at Kelvedon. As such, similar impacts are likely and therefore Option 2 is expected to have a mixed minor positive effect on this SA objective in terms of green infrastructure provision and significant negative impacts in relation to the loss of undisturbed greenfield land and associated habitats.

**4.92** Option 3 would result in a high proportion of housing development occurring at two new settlements at Pattiswick and Andrewsfield. The introduction of an additional new settlement would lead to greater loss of green field land. As with Options 1 and 2, Option 3 is expected to have a mixed minor positive effect in terms of green infrastructure provision and significant negative impacts in relation to the loss of undisturbed greenfield land and associated habitats.

**4.93** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, key service villages and second and third tier villages. Some small sites within existing urban areas may be on previously developed land, which could reduce their impact on biological diversity, although there can be high pockets of biodiversity on such sites, including for instance invertebrates. Development focussed on the smaller, more rural settlements has the potential to result in adverse impacts in areas which were previously undisturbed for biodiversity. In contrast to options 1, 2 and 3, Option 4 would result in a larger number of sites being developed across the District as whole. Therefore, this more dispersed approach to growth could lead to the disturbance of wider ecological networks in the plan area. Smaller sites may be less capable of

enabling on-site gains in biodiversity and also the provision of open green spaces for residents to access. This would likely result in Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.94** Option 5 focusses on large sites including at both Braintree town and Witham as well as a number of the key service villages and first tier villages. As with other options relying on large sites and urban extensions, this option would lead to large areas of greenfield land being developed, which would impact otherwise undisturbed biodiversity. As with Option 4, it would also lead to a greater number of sites across the area being developed, which could impact more greatly on wider ecological networks. Option 5 is expected to have a significant negative effect in relation to this SA objective.

**4.95** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. Such locations are greenfield, with similar impacts as described for the other options. This option would negate the need to disturb more rural parts of the District, by focusing development along the existing transport corridors close to areas already built up. The larger scale of the sites proposed in this option could lend themselves to providing on-site biodiversity net gain and wider opportunities for accessible open green space. Option 6 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.96** Option 7 directs growth to the main town of Braintree. Providing the majority of development at or near the largest built up locations in the District could help to limit the potential for additional impacts on biodiversity, particularly where sites are already partially or wholly urban in nature. It would also safeguard against the loss of undisturbed greenfield land in the more rural parts of the District. Whilst larger sites within this option may be capable of providing on-site biodiversity net gain, this may be more challenging for smaller sites, which in turn may also be limited in terms of how much public open space they can provide. Option 7 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.97** The rural distribution set out in Option 8 focusses development to the key service villages of Earls Colne, Coggeshall and Silver End, and also to the second and third tier villages. As with Options 4 and 5, the dispersed nature of this growth option would result in greater numbers of smaller pockets of greenfield sites being developed. This could

impact ecological networks. The size of such sites may present challenges in terms of delivering biodiversity net gain, particularly that which contributes to a strategic approach to enhancing the connectivity of habitats across the District. Option 8 is expected to have a significant negative effect.

**4.98** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The merits of such an approach are similar to other options relying on bringing forward large sites and new settlements in terms of masterplanning biodiversity opportunities from the outset. The greenfield land take up for such a number of large sites would be great, however, and a number of the sites include priority habitats. The scale of development could result in delays to bringing forward any green space benefits. Option 9 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 7

**4.99** In order to mitigate negative effects identified in relation to conserving and enhance the biological and geological diversity of the environment, the Local Plan could include:

- Policies that identify and safeguard ecological networks, having regard to the Local Nature Recovery Strategy.
- A requirement for development to seek to avoid harm to areas of biodiversity assets.
- A requirement for greater uplifts in biodiversity net gain to the national minimum requirement of 10%.
- A requirement for development to achieve biodiversity net gain on site or, if not viable, to employ biodiversity offsetting at locations within the District.

## SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices

**4.100** Braintree District has good connectivity to the national transport network. The A120 and A12 pass through the southern half of the District, providing access to the M11 and other major routes. There are seven railway stations in the District, which offer connectivity to employment areas outside the District, particularly those on the Great Eastern Mainline which serves Hatfield Peverel, Witham and Kelvedon in the south of the District. However, rail services between Braintree town and London (one of the key commuting destinations) are relatively infrequent, being constrained by its location on a single-track branch line.

**4.101** Bus services provision is highest in Braintree town, with good connectivity both within the town and to other main towns outside the District. Services at the other main towns of Witham and Halstead are less frequent.

**4.102** Good public transport connectivity is therefore largely focused on Braintree town itself and on the main towns and key service villages located in the southern part of the District. Residents not located within these settlements live in more rural locations where the private car is often the main means of transport. The high car ownership rates in the District, when compared to wider geographies, reflect this, as does the fact that of those in employment, over half use their car to reach their place of work. Growth options will need to be considered in terms of their sustainable transport connectivity.

**4.103** Active travel is also more available as a practical option in the main towns and to a lesser extent the key service villages. Essex County Council has set out its strategic aims to improve this, to encourage local journeys to be undertaken on foot or by bike. This includes plans to provide active travel links between the larger settlements in the District and to connect to those beyond.

## Conclusions in relation to SA objective 8

**4.104** Option 1 focusses development on urban extensions at Braintree town and Halstead with some limited development at Witham. Locations along the A12/GEML corridor, including a new settlement at Kelvedon are also included. As such, development is focussed to those parts of the District that are most accessible when it comes to public transport provision. This is likely to encourage those living in such locations to consider more sustainable modes of transport particularly when accessing local facilities and services. Braintree town has the highest concentration of jobs in the District, hence additional housing here will likely be well-connected to those, reducing the need for out-commuting. Employment accessed outside the District may be feasible by either train or bus, which again is a benefit of this option in terms of locations along the transport corridors. It is noted, however, that in some instances, good access to the strategic road network may encourage car usage. The inclusion of large-scale sites under this option is likely to lend itself to the provision of greater levels of developer contributions, which can help to fund improvements to the active travel network and also improved public transport between Braintree town and the other main towns and smaller villages. Settlements of all sizes with strong transport connectivity, including public transport, are likely to be attractive in terms of supporting movement to services and facilities and employment sites. Option 1 is expected to have a mixed significant positive and minor negative effect in terms of this SA objective.

**4.105** Option 2 is a variation of Option 1, which focusses growth to an urban extension at the east of Braintree town and also the settlements in the south of the District, including at the key service village of Coggeshall and a new settlement at Kelvedon. As such, similar impacts are likely and therefore Option 2 is expected to have a mixed significant positive and minor negative effect on SA objective 8.

**4.106** Option 3 focusses a significant level of housing at two new settlements (Pattiswick and Andrewsfield). This has the advantage of these settlements being masterplanned from the outset, which could integrate active travel options particularly for local facilities and also to connect the settlements to the existing main towns and key service villages via enhanced bus services. This is likely to come into effect in the medium to longer term, however, depending on phasing and build out rates. In the short term, therefore, over reliance on new settlements could lead to increased car usage, which in turn would add to localised congestion issues. In addition, this option does not direct significant amounts

of development close to the GEML rail stations in the south of the District. This would also be more consistent with your scoring vs SA objective 14: Air quality, which considers similar factors. As such, Option 3 is expected to have a mixed minor positive and minor negative effect in relation to SA objective 8.

**4.107** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, and a reliance on development at the key service villages and second and third tier villages. Development in these locations could be beneficial in terms of bringing forward localised improvements particularly in relation to improving the active travel network. This could make it easier for residents in these locations to access very local facilities on foot and potentially by bicycle, although this would be dependent on the scale of the site in question. It is unlikely that this growth option would provide for significant improvements to the more strategic transport network, which would mean that residents remain largely reliant on their private vehicle when accessing facilities and employment in the main towns and further afield. It is expected that Option 4 would likely result in a mixed minor positive and significant negative effect in relation to this SA objective.

**4.108** Option 5 focusses predominantly on large sites, including at both Braintree town and Witham as well as a smaller number of sites at some of the key service villages and first tier villages. As with other large site options, there is more scope for the delivery of infrastructure, which could include contributions to public transport provision as well as improvements to the active travel network. This could be beneficial to those residents within the planned sites and may also improve connectivity for those living nearby. There may be issues, however, in terms of the length of time it would take such infrastructure to be delivered. Equally, development at some of the smaller sites may restrict access for those residents to the main public transport nodes without use of a private vehicle. Option 5 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.109** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12/GEML corridor. This option would locate new residents close to the most accessible parts of the District, which could offer opportunities to access services, facilities and jobs etc. by public transport, thus reducing overall car dependency. Depending on the scale of individual developments, this may enable opportunities to enhance connectivity from these locations to other smaller settlements. However, given that the transport corridors

are located in the centre/south of the District, the option is unlikely to bring significant benefits to those living in the rural areas, notably in the north of Braintree District. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.110** Option 7 directs growth to the main town of Braintree town and surrounds, with a limited amount of development elsewhere. As the focus for services and employment in the District, locating new housing around Braintree town has the advantage of enabling connectivity, especially where this is linked to existing public transport and active travel routes. Depending on the scale of growth, there may be opportunities to expand this network. Rail travel to London, however, is currently fairly infrequent from Braintree town, and with many people commuting out of the District for work purposes, this could see a rise in car usage at least in the short to medium term while services are improved. This would have a knock on impact on this part of the District which experiences high levels of congestion. Directing a level of development to the smaller settlements may enable some modest improvements to very localised travel options, but is unlikely to result in enhanced connectivity between the villages and the main towns directly. Due to lack of development close to GEML stations, option 7 is expected to result in a mixed minor positive and minor negative effects in relation to this SA objective.

**4.111** The rural distribution set out in Option 8 focusses significant development to the key service villages of Earls Colne, Coggeshall and Silver End, and a more modest level of development to the second and third tier villages. The significant developments may contribute to enhanced connectivity between those key service villages and the main centres, but this depends on the scale and nature of the specific sites. The dispersed nature of the remaining growth option would likely result in largely localised impacts but may not improve connectivity at the strategic level. It could lead to greater car reliance as new residents would be required to access the main towns and transport nodes to access facilities and jobs. Option 8 is expected to have a mixed minor positive and significant negative effect.

**4.112** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The merits of such an approach are similar to other options relying on bringing forward large sites and new settlements in terms of masterplanning integrating transport options from the outset. However, the scale of development could result in delays to bringing forward such benefits, which could lead to greater car usage in

the short to medium term. This option would be less likely to benefit the more rural communities, particularly in the north of the District. Option 9 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 8

**4.113** In order to mitigate negative effects identified in relation to reducing the need to travel and promoting active travel and more sustainable transport choices, the Local Plan could.

- Ensure that the creation of active travel and public transport options are required within the design of new developments and supported by contributions from developers through S106 agreements. The design of new development should encourage trips by sustainable modes through the delivery of compact, mixed-use schemes.
- Ensure that development proposals contribute to the delivery of the strategic transport aims of the District.

## SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings

**4.114** Braintree District has 40 Scheduled Monuments, eight Registered Parks and Gardens, and 3,191 Listed Buildings, the majority of which are Grade II. Listed buildings within the district are relatively widely spread out across the district. There are 37 conservation areas within the district. Five heritage assets are on the Heritage at Risk Register.

**4.115** Development in the plan area is like to have some impact on the setting of heritage assets as a result of intervisibility between sites and new uses being provided in the surrounding area. The precise effect of new development on heritage assets and their respective settings will be influenced to a large degree by the design and layout of new proposals rather than its broad distribution. Therefore, the effects identified for each growth option in relation to this SA objective are subject to considerable uncertainty.

## Conclusions in relation to SA objective 9

**4.116** Option 1 focusses development on urban extensions at Braintree town and Halstead with some limited development at Witham. The main concentration of heritage assets in Braintree town is towards the historic core of the market town, hence the urban extension will be located away from this, which could minimise impacts. Nevertheless, all three main towns are historic market towns, with a high concentration of designated heritage assets and therefore development could impact these and their settings depending on the design of the developments. The option also includes growth locations along the A12/GEML corridor, including a new settlement at Kelvedon. New development focussed on a strategic scale site in this manner is likely to require a high level of greenfield land take, which could affect the setting of any heritage assets in the surrounding area. In particular, it could impact negatively the separate identities of Kelvedon and Witham, unless carefully designed. There are a number of heritage assets in this area, including on the outskirts of Kelvedon itself. There may be scope, however, to explore ways to safeguard any historic views and also consider whether existing heritage assets might be brought back into active use, including for economic purposes such as tourism. In addition, there may be potential to incorporate the historic environment into the overall scheme, for instance through a heritage-led design approach. Option 1 is expected to have a mixed minor positive and minor negative effect with uncertainty in terms of this SA objective.

**4.117** Option 2 focusses growth to an urban extension at the east of Braintree town and also the settlements in the south of the District, including at the key service village of Coggeshall and a new settlement at Kelvedon. Whilst the majority of historic assets at Coggeshall are central to the village, there is a cluster to the west that could be impacted by development in the location. There is also a Scheduled Monument to the south of the village, although this is further away from the proposed development sites. Similar impacts to Option 1 are likely in Option 2 and therefore Option 2 is expected to have a mixed minor positive and minor negative effect with uncertainty in relation to SA objective 9.

**4.118** Option 3 focusses a significant level of housing at two new settlements (Pattiswick and Andrewsfield). Located on greenfield, large-scale development at these sites could impact the historic landscape setting of the District. Nevertheless, an advantage to this scale of development is the ability to masterplan it from the outset, which could a heritage

and landscape led approach to design, which could integrate active travel options particularly for local facilities and also to connect the settlements to the existing main towns and key service villages. As such, Option 3 is expected to have a mixed minor positive and minor negative effect with uncertainty in relation to SA objective 9.

**4.119** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, and a reliance on development at the key service villages and second and third tier villages. Such locations are likely to include a higher concentration of historic assets, therefore this option could impact the setting of these in a negative way. There may be scope to design development in a way that respects heritage assets and also to explore ways to bring vacant assets back in appropriate use. In such circumstances, development in such locations could increase access to and awareness of the historic environment. It is expected that Option 4 would likely in a mixed minor positive and significant negative effect with uncertainty in relation to this SA objective.

**4.120** Option 5 focusses predominantly on large sites including at both Braintree town and Witham as well as a smaller number of sites at some of the key service villages and first tier villages. As with other options that include large sites, there is scope for the historic landscape of the District to be impacted. Conversely, focussing development to the edges of the main urban area, away from the historic core, may reduce impacts on the setting of historic assets. The scale of large sites may lend itself more readily to incorporating design principles to respect local character and also increased accessibility to heritage assets so that their significance to the community can be celebrated. Option 5 is expected to have a mixed minor positive and minor negative effect with uncertainty in relation to this SA objective.

**4.121** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12/GEMML corridor. This option would include a significant new development located between Kelvedon and Witham, which could, as with Options 1 and 2, negatively impact the distinct identities of these two settlements. Option 6 provides only a small gap between the two locations. A similar impact may also occur between Witham and Hatfield Peverel. Option 6 is expected to have a mixed minor positive and significant negative effect with uncertainty in relation to this SA objective.

**4.122** Option 7 directs growth to predominantly smaller sites around the main town of Braintree town, with a limited amount of smaller development elsewhere. The high concentration of smaller sites could make it more difficult to take a holistic approach to the design of the overall set of schemes, which in turn could have a negative impact on the prevailing character of Braintree town. There may also be a negative impact on maintaining the distinct identity of Rayne to the west of Braintree town, with growth focussed in the gap between the two settlements. Option 7 is expected to result in a mixed minor positive and significant negative effect with uncertainty in relation to this SA objective.

**4.123** The rural distribution set out in Option 8 focusses significant development to the key service villages of Earls Colne, Coggeshall and Silver End, and a more modest level of development to the second and third tier villages. This would mean a higher amount of housing growth would occur at smaller rural settlements including those beyond the main market towns. Many of these settlements contain heritage assets and this option could result in changes to the settings of heritage assets at more rural locations. In contrast, this option may enable vacant or underused heritage assets in such locations to be brought back into appropriate use, which could include heritage-led tourism uses. Option 8 is expected to have a mixed minor positive and minor negative effect with uncertainty.

**4.124** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The merits of such an approach are similar to other options relying on bringing forward large sites and new settlements in terms of their impact on the wider historic landscape setting of the District. The scale of development could result in a more masterplanned approach to overall design and may enable the reuse of historic farmsteads and other underused heritage assets. Option 9 is expected to have a mixed minor positive and significant negative effect with uncertainty in relation to this SA objective.

## Mitigation in relation to SA objective 9

**4.125** In order to mitigate negative effects identified in relation to conserving and enhancing the historic environment, heritage assets and their settings, the Local Plan could include:

- The requirement for design codes for large development sites with heritage assets and local character to ensure that new development is sited and designed so as to conserve, enhance and encourage enjoyment of the historic environment as well as improve accessibility and interpretation of it.
- A requirement to ensure that the distinct identities of separate settlements is retained, for instance through landscape buffers.
- Identifying significant historic views and valuable skylines to be safeguarded from the impacts of development.

## SA objective 10: Reduce contributions to climate change

**4.126** The effects of the spatial strategy options in relation to this objective this will mostly depend on:

- a) the extent to which development adopts energy-efficient design, which will be governed by Building Regulations (which form part of the baseline against which the plan has been assessed) together with any more stringent measures required by Local Plan DM policies (which are assessed separately in the SA), and
- b) the extent to which development reduces the need to travel and promotes active travel and more sustainable transport choices (which has been assessed under SA objective 8).

## Conclusions in relation to SA objective 10

**4.127** Consequently, the likely effects of each of the options is expected to reflect the effects as recorded against SA objective 8.

**4.128** Options 1, 2, 3, 5, 6 and 7 are expected to have mixed significant positive and minor negative effects with uncertainty in relation to this SA objective. Those options

including large scale sites, such as urban extensions or new settlements, may have scope for supporting on-site renewables and opportunities such as district heating.

**4.129** Options 4 and 8 are expected to have a mixed significant negative and minor positive effect. This is largely due to the lack of larger sites and rural distribution of housing, which would result in higher reliance on private vehicle.

**4.130** Option 9 is expected to have a mixed minor negative and minor positive effect. As the option includes some

## Mitigation in relation to SA objective 10

**4.131** In order to mitigate negative effects identified in relation to reducing contributions to climate change, the Local Plan could:

- Embed policies for the promotion of energy from low carbon sources, addressing embodied carbon and supporting high levels of energy efficiency (Building Regulations),
- Prioritising the use and promotion of sustainable forms of transport, such as using buses, cycling or walking, and reduction of car use, by locating development in settlements with good levels of services.
- Setting out requirements in relation to recycling and waste reduction (provision of bin storage).
- Inclusion of high speed broadband to facilitate home working.

## SA objective 11: Support adaptation to the effects of climate change

**4.132** Addressing climate change adaptation as new development is delivered over the plan period is most likely to be influenced by design measures incorporated at new development proposals to address the hotter, drier summers and warmer, wetter winters predicted for the UK. This might include enabling passive cooling, draught proofing and

supporting nature shading, as well as promoting flood resilience, which is addressed separately through SA objective 13. These measures will be achieved through policy requirements in the Local Plan and not the location of new development, which is the focus of the nine options for growth in the District. Climate change adaptation may, however, also be influenced by the incorporation of green infrastructure as development is delivered. As well as supporting flood resilience, green infrastructure can help to counteract the urban heat island effect, prevent soil erosion and support biodiversity as climate change results in habitat loss. It is expected that all development will provide some opportunities to incorporate green infrastructure, however more substantial and coordinated provision may be achievable at larger-scale sites.

## Conclusions in relation to SA objective 11

**4.133** Development focussed on urban extensions and at the new settlement may provide opportunities to enable new substantial green infrastructure provision, as well as linking to existing green infrastructure. Delivery of these benefits will be most dependent upon the design planning for the strategic allocations. In relation to the urban extensions, there could be opportunities to benefit existing residents where large scale growth would be provided adjacent to and as an extension of the existing settlement, and green infrastructure is incorporated. Option 1 is expected to have a minor positive effect in terms of this SA objective.

**4.134** Option 2, as a variation of Option 1, could see similar effects in terms of green infrastructure provision. The development of larger scale sites could unlock the ability for renewable energy schemes to be delivered alongside. Option 2 is expected to have a minor positive effect on SA objective 10.

**4.135** Option 3 focusses a significant level of housing at two new settlements (Pattiswick and Andrewsfield). As with Options 1 and 2, given the scale of such developments, there is likely to be greater scope to incorporate sustainable design principles from the outset, including the use of renewable energy and nature-based solutions such as green infrastructure provision and woodland creation. As such, Option 3 is expected to have a mixed minor positive and minor negative effect in relation to SA objective 10.

**4.136** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns, and a reliance on development at the key service villages and second and third tier villages. Sites at a less strategic scale may offer few opportunities to embed green infrastructure and nature-based solutions, which could reduce the overall impact on reducing contributions to climate change. It is expected that Option 4 would likely in a mixed minor positive and minor negative effect in relation to this SA objective.

**4.137** Option 5 focusses predominantly on large sites including at both Braintree town and Witham as well as a smaller number of sites at some of the key service villages and first tier villages. As with other large site options, there is scope for this option to enable greater contributions to nature-based solutions to contribute toward climate change mitigation. At the more rural settlements, there are likely to be opportunities to connect to green infrastructure assets in the wider countryside. Option 5 is expected to have a minor positive effect in relation to this SA objective.

**4.138** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. This option would include a significant new development located between Kelvedon and Witham. Accessible locations along the main transport routes could assist in reducing reliance on cars, which in turn could help to reduce greenhouse gas emissions. Option 6 is expected to have a minor positive effect in relation to this SA objective.

**4.139** Option 7 directs growth to predominantly smaller sites around the main town of Braintree town, with a limited amount of smaller development sites elsewhere. The scale of such development may make it more challenging to deliver significant renewable energy schemes or nature-based solutions. As an accessible location and public transport node, however, car usage may reduce as residents have increased opportunities to access facilities by foot, by bicycle or by public transport Option 7 is expected to result in a mixed effect in relation to this SA objective.

**4.140** The rural distribution set out in Option 8 could provide opportunities for developments to connect to green infrastructure assets in the wider countryside. However, the dispersed nature of this option is considerably less likely to support large scale green infrastructure provision which would benefit a high number of residents. It is

also less likely to connect to other green infrastructure provisions being made through larger commitments at existing sites. Option 8 is expected to have a mixed minor positive and minor negative effect.

**4.141** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. The merits of such an approach are similar to other options relying on bringing forward large sites and new settlements in terms of the ability to embed sustainable design principles from the outset. This could include the provision of energy efficiency measures, community scale renewable energy sources and the provision of nature-based solutions. Depending in the phasing of development, however, reductions are likely to be witnessed only in the medium to long term. In addition, unless development secures public transport connectivity, the location of the new settlements is likely to result in ongoing car reliance. Option 9 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 11

**4.142** In order to mitigate negative effects identified in relation to adapting to the effects of climate change, the Local Plan could:

- Embed a policy for the promotion of energy from low carbon sources, addressing embodied carbon, more sustainable design choices and the delivery of green infrastructure.
- Ensure development is designed to allow for positive adaptations to address climate change issues. Building use design, siting, orientation and layout should be required to demonstrate resilience to the future impacts of climate change including increased temperatures, wind speeds and changes in rainfall patterns and intensity. For example, by avoiding heat loss or gain, making use of natural ventilation, shading from trees, use of SuDS, rainwater collection and grey water recycling.
- Ensure green infrastructure networks and corridors are created, maintained and connected within and around new development schemes, including through the use of living roofs, tree canopy cover and hedgerows.
- Ensure that water resources are managed and conserved.

- Require proposals to demonstrate that flood risk from all sources has been avoided or managed, including with the use of multifunctional SuDS.
- Ensure properties are not susceptible to overheating, through the layout, building orientation, design, and suitable materials.

## SA objective 12: Improve water quality and address water scarcity and sewerage capacity

**4.143** In terms of water quality, sections of rivers within Braintree District were recorded in 2022 as having poor water quality. All rivers within Braintree District are failing in terms of achieving good chemical status. This is an issue that is not confined to the District and no English rivers are currently reported as achieving this objective.

**4.144** The options for the distribution of development in the District may have different effects on drinking water quality as different areas of the District fall within Source Protection Zones (SPZs) within which there may be a risk of contamination from activities that might cause pollution in the area. The majority of the District is covered by SPZ 3 and there are areas of SPZs 1 and 2 towards Braintree town and Halstead as well as some of the key service villages. Effects of development on surface water quality will partly depend on adoption of good practice construction techniques as well as the inclusion of SuDS within the design of development sites.

**4.145** Significant water stress has been identified in the district and in the wider Anglian Water Services area, as well as limitations on water available in local water resources. Water demand will need to be managed in the district for all new development in order to achieve long term sustainability in terms of water resources. Improving water efficiency in the plan area will be most influenced by design measures at new developments and the behaviour of residents rather than the distribution of development, which is the focus of the growth options.

**4.146** From a sewerage capacity perspective, 14 Water Recycling Centres (WRCs) serve the proposed future development across the district. Four of these (Bocking, Braintree town, Coggeshall and White Notley) are likely to require infrastructure upgrades. The

need for water related infrastructure should be explored when considering the best location for development sites.

## Conclusions in relation to SA objective 12

**4.147** Option 1 would result in the highest proportion of additional housing growth taking place east of Braintree town, at Kelvedon (new settlement) and around Halstead. There are SPZs (1 and 2) close to the proposed growth areas in Braintree town and Halstead. As such, this could affect water drinking quality. The sites are of a scale to provide additional services and facilities, which could contribute to the upgrading of the water recycling centres (WRC). In the context of SA objective 12, Option 1 is expected to have a minor positive effect in respect of the potential to enable investment in infrastructure upgrades mixed with a significant negative effect as the total amount of development will add to the significant water stress in the area.

**4.148** Option 2 is anticipated to have similar effects to Option 1 and as such is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.149** Option 3 could also have similar effects to Option 1, as a variation on this option. The location of the two new settlements could be at a scale suitable to provide new and upgrades to existing facilities, however there may be challenges in respect of extending the water wastewater network beyond the existing main towns. Option 3 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.150** In contrast to Options 1, 2 and 3, Option 4 excludes developments on large sites. This could compromise the potential to enable holistic investment in the water and wastewater network. Some of the sites identified in this option are located in SPZs, including SPZ 1, which could negatively impact water quality. Option 3 is expected to have a significant negative effect in relation to this SA objective.

**4.151** Option 5 focusses development on large sites only, a number of which are located in areas within SPZ 1 and 2. This could negatively impact water quality in those areas. As with other options including provision for large sites, this could bring forward investment into the water/ wastewater system and also enable measures on-site to improve water

efficiency. Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.152** Option 6 directs development to those areas with high sustainable transport. This will likely result in similar effects to other options comprising large sites in terms of enabling investment in infrastructure provision. The sites along the A12/GEML corridor are located further away from SPZ1 and 2. This option is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.153** Option 7 directs growth to predominantly smaller sites around the main town of Braintree town, with a limited amount of smaller development sites elsewhere. Braintree town has two areas of SPZ (1 and 2) hence this option could add further stress to water quality. Option 7 is expected to result in a mixed minor positive and significant negative effect in relation to this SA objective.

**4.154** Option 8 would result in a more dispersed distribution of housing growth than the other the options. Through this option a higher amount of housing growth would occur at smaller rural settlements. This could include new homes at the smaller settlements which have SPZs in close proximity, including Earls Colne and Sible Hedingham. This option would accommodate a low level of development in the Braintree town and Halstead, therefore, the impacts in relation to the SPZ at these locations are likely to be more limited. Option 8 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.155** Option 9 includes three new settlements and an urban extension to the east of Braintree town. Although these areas do not coincide with SPZs, all will need to ensure that adequate infrastructure is provided on site. One of the settlements is located in a brownfield location, which could exacerbate water quality issues if contamination is present at the site. This option is expected to result in a mixed minor positive and significant negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 12

**4.156** In order to mitigate negative effects identified in relation to improving water quality and addressing water scarcity and sewerage capacity, the Local Plan could include:

- A requirement for development proposals to incorporate measures to support sustainable water use at new developments.
- Requiring all new development of one or more net additional new dwellings to meet the optional requirement under G2 of the Building Regulations 2010 of a maximum water use of 110 litres per person per day.
- Locating new development away from SPZs, or where this is not possible, requiring construction techniques to avoid adversely affecting drinking water supply in SPZs.
- Requiring new development to be delivered after necessary WRC upgrades and/or new WRC infrastructure.

## SA objective 13: Reduce and manage the risk of flooding

**4.157** A number of areas within Braintree District are at risk of flooding, particularly around Sible Hedingham, Halstead, Earls Colne, Braintree town, Coggeshall, and Witham. There are areas of Flood Zone 2 in these locations, largely related to river flooding. This extends to the area between Witham and Kelvedon although south of the railway line. Areas of surface water flooding are recorded across the District. The new Local Plan offers an opportunity to update the district's approach to mitigating and adapting to flood risk.

## Conclusions in relation to SA objective 13

**4.158** Option 1 includes a number of large sites, including a new settlement north of the A12. With the exception of the site proposed at Witham, this option largely avoids the flood zones. However large scale development of greenfield land in the district is likely to reduce rainfall infiltration, which could exacerbate surface water flood risk. There may be scope, particularly in larger scale developments, to provide SuDS infrastructure that could assist in mitigating this. Overall, a mixed minor negative and minor positive effect is expected for Option 1 due to the potential for substantial increase in impermeable surfaces and impact on surface water flooding.

**4.159** Option 2 is a variation of Option 1, with an enlarged allocation set out for East of Braintree. Overall similar effects could result, and Option 2 is therefore expected to have a mixed minor negative and minor positive effect.

**4.160** Option 3 also provides a variation of Option 1 with different new settlements included but similar small sites. One new settlement in the west of the District is on previously developed land and development here could provide an opportunity to reduce the extent of any impermeable surfaces at this location. Option 3 is expected to have a mixed minor negative and minor positive effect in relation to this SA objective.

**4.161** The spatial distribution of development for Option 4 is diverse, with rural and urban locations included, although all on sites of less than 500 dwellings. Some of the sites within this option coincide with brownfield land, which could bring benefits as described in Option 3. However, there are a number of locations that adjoin Flood Zone 2 areas, for example at Castle Hedingham and Earls Colne and development could therefore exacerbate flood risk. A similar risk exists on those sites located on greenfield locations. There may be scope for natural flood alleviation features, such as tree planting, the inclusion of ponds, or improving soil structure so that rainfall can penetrate the ground surface, to be incorporated into such areas. Option 4 is expected to have a minor positive and significant negative effect in relation to this SA objective.

**4.162** Option 5 includes a focus on large developments of 500 dwellings or above, including only a residual number of small sites. A larger number of the large sites within this option coincide with brownfield land, which could bring benefits as described in Options 3 and 5 above. Option 5 is expected to have a mixed minor positive and minor negative effect.

**4.163** Option 6 focuses development towards those areas with high sustainable transport. This option is relatively balanced with some larger sites included alongside a range of small sites focussed on the main towns. However, this option includes fewer sites in many of the key service villages and second and third tier villages. The sites on the whole avoid flood zones. A significant number of the sites within this option are located on greenfield land, which could have negative impacts in terms of reducing natural flood alleviation features. This may be further exacerbated as a result of the location close to the A12. The scale of the sites could assist in ensuring that adequate mitigation

measures are in place, Option 6 is expected to have mixed a minor positive and minor negative effect.

**4.164** Option 7 would focus development on land around Braintree town. This option would supplement allocations already in the adopted Local Plan and includes a relatively large number of smaller sites. Some of the sites are located on previously developed land and could assist in limiting flood risk (due to not increasing permeable surfaces). However, there are areas of Flood Zone 2 associated with Brain and Backwater Rivers running through the town. Option 7 is expected to have a mixed minor positive and minor negative effect.

**4.165** Through Option 8, a relatively high number of small sites are included at second and third tier villages as well as the countryside. Only a limited amount of development would be provided at Braintree town. The key service villages of Earls Colne and Coggeshall and the village of Silver End are locations for significant development, but the majority of development would be at small sites distributed across the District. A modest number of sites are located on previously developed land, with the remainder predominantly on greenfield land. The latter could increase the potential for local surface water flooding. This option could result in an increased number of homes being delivered at settlements which are partially constrained by fluvial flood risk. This includes Earls Colne, Coggeshall and Silverend. Option 8 is expected to have a minor negative effect in relation to this SA objective.

**4.166** Option 9 is a similar option to Option 1, but with a focus on the A12, which would become a linear settlement corridor from Andrewsfield to Coggeshall. Whilst the potential benefits in terms of managing flood risk may be feasible at the previously developed land forming the Andrewsfield, the remainder of the large sites fall predominantly on greenfield land with the associated disbenefits. Overall Option 9 is expected to have a mixed minor positive and significant negative effect.

## Mitigation in relation to SA objective 13

**4.167** In order to mitigate negative effects identified in relation to reducing and managing the risk of flooding, the Local Plan could include:

- A presumption against new development being delivered in Flood Zones 2 and 3.

- The sequential test should also be applied when considering potential sites for allocation.
- Policies requiring all new development to incorporate SuDS and green infrastructure into their design, which could be achieved through various mechanisms, such as S106 agreements.
- A policy retaining existing trees and supporting the planting of additional ones.

## SA objective 14: Improve air quality

**4.168** No sites in Braintree currently exceed the air quality objective level in relation to NO<sub>2</sub>. However, the main air quality issues in the district relate to NO<sub>2</sub> from vehicles travelling on the A12, A131 and A120 with monitoring currently taking place on these routes and roads that link to them. The distribution of growth in the District will significantly influence the need to travel and promote active travel and more sustainable transport choices. It is likely that providing residents with ease of access to services and facilities, employment opportunities and public transport links, will help to lower the need for private car use and improve air quality, particularly in the main towns and close to the strategic road network.

**4.169** The District's high rate of commuting to work by car, often to locations outside the district, reflects the more rural nature of the district and the dependency of residents in more rural locations on higher order centres for access to jobs and services and facilities. Consequently, significant increases in the local population would likely result in significant increases in out-commuting without the creation new strategic job opportunities, increasing the potential for road traffic and associated air pollution.

## Conclusions in relation to SA objective 14

**4.170** Option 1 focusses development to Braintree town, Halstead and a new settlement at Kelvedon. Braintree town and areas around Witham and the A12 experience the highest levels of NO<sub>2</sub> and PM<sub>10</sub> pollution, and development may exacerbate this. However, these are also the locations within the District that are in closest proximity to the sustainable transport links. This will help to ensure that residents moving to these areas

have a greater choice of less polluting forms of transport for a wide range of journey needs, which may mean that additional pollution levels can be to some extent minimised. Furthermore, the sites are of sufficient scale to provide substantial new services and facilities, including for active travel and public transport, which is likely to further support less polluting transport choices. Provision of open space and natural features such as trees and hedgerows on sites of this scale could help to filter out air pollution. Option 1 is expected to result in a mixed significant positive and minor negative effect.

**4.171** Option 2 is similar to Option 1 but with different large site allocations and additional small sites distributed across the District to make up the shortfall. As with Option 1, the developments are focussed on the main settlements (including at Haverhill, which sits just outside the District), which are closest to the widest choice of sustainable transport choices. Therefore Option 2 is expected to have a mixed significant positive and minor negative effect in relation to SA objective 14.

**4.172** Option 3 is a further variation of Option 1 but includes two new settlements (at Pattiswick and Andrewsfield), which would bring the benefits associated with this component as described above. The new settlements identified within this option, however, are less connected to the existing networks of sustainable transport and hence could result in additional car use unless adequate connections are introduced to provide alternatives. Option 3 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.173** Option 4 excludes large sites, instead focussing development on smaller sites at the main towns, key service villages and second and third tier villages. A large number of the sites are located away from Braintree towns and the A12/GEML corridor, which could lead to residents in those locations being more car reliant to reach the main services and employment centres. This in turn would negatively impact air quality. Therefore, Option 4 is expected to have a mixed minor positive and significant negative effect in relation to this SA objective.

**4.174** Option 5 includes a focus on large development sites including at Braintree town, Earls Colne and Silverend. The benefit of large sites is that they can be masterplanned from the outset, for instance to include opportunities for active travel and enabling public transport connectivity. Notably for the key service villages, however, these are likely to be less sustainable in terms of the choice of public transport on offer when reaching

facilities located in the main towns. Therefore there is likely to be a strong reliance on the private car for many residents. Option 5 is expected to have a mixed minor positive and mixed negative effect in relation to this SA objective.

**4.175** Option 6 focusses development on those areas with high sustainable transport, predominantly east of Braintree and the areas towards Kelvedon, Witham and Hatfield Peverel. Whilst these locations already experience the highest levels of air pollution, they are the most well-connected to the existing transport network and as such the impacts of development here from an air quality perspective would be lessened. Option 6 is expected to have a mixed significant positive and minor negative effect in relation to this SA objective.

**4.176** Option 7 focusses growth around the main town of Braintree. This could be beneficial from a transport perspective depending on the level of public transport connectivity in place between the proposed sites and the main facilities, which are located towards the centre of the town. Option 7 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.177** Option 8 distributes development to a wide range of locations at smaller sites at the second and third tier villages and countryside in the District. These settlements are the least well connected when it comes to sustainable transport option. This means that residents living at these sites will be reliant on their private vehicle to reach the key services and facilities. Many of the sites are likely to be too small to enable improvements to the existing transport network to be made. As such, this will not contribute towards minimising air pollution. Option 8 is expected to have a significant negative effect.

**4.178** Option 9 relies heavily on the development of three new settlements at Andrewsfield, Bradwell/Stisted and Pattiswick. In the longer term the scale of the settlements could help to unlock investment in new facilities, which could include improvements to public transport. However, it is likely that residents will remain reliant on reaching the main settlements to access the full range of facilities, and this could encourage car use contributing to air pollution. Option 9 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

## Mitigation in relation to SA objective 14

**4.179** In order to mitigate negative effects identified in relation to improving air quality, the Local Plan could:

- Require proposals to assess and manage potential air quality impacts associated with new housing and employment growth accordingly.
- Ensure that the creation of active travel and public transport options are required within the design of new developments and supported by contributions from developers through S106 agreements. The design of new development should encourage trips by sustainable modes through the delivery of compact, mixed-use schemes.

## SA objective 15: Maintain and enhance the quality of landscapes and townscapes

**4.180** Braintree District falls within the South Suffolk and North Essex Clayland National Character Area (NCA). The district's eastern edge is within 1.2km of the Dedham Vale National Landscape. The area contains the upper reaches of the River Colne and the River Pant/Blackwater, as well as many smaller streams and tributaries creating a landscape of gentle slopes and small valleys. The settlements themselves comprise a mix of historic market towns and smaller rural villages with scattered farmsteads a feature of the rural setting. The number of Protected Lanes in Braintree District has decreased since they were originally designated mostly due to changes in agricultural practice but also because of road improvements. The open character, nature conservation importance and recreational importance of the floodplains of the River Stour, Colne, Brain, Pent, Blackwater, Ter Valley and their tributaries and the Chelmer and Blackwater Navigation are potentially sensitive to inappropriate development close to these watercourses.

**4.181** Development in the plan area is likely to result in some change to local character regardless of the location it occurs in. The precise effect of new development on landscape character in the plan area will be influenced to a large degree by the design of new proposals, independent of the broad distribution of new development. Therefore, the

effects identified for each option in relation to this SA objective are subject to considerable uncertainty.

## Conclusions in relation to SA objective 15

**4.182** Option 1 would place a high proportion of the new development at one or more new urban extensions or new settlements in the central/southern part of the District. This focus of a high amount of development to a small number of larger sites is likely to require a large amount of greenfield land take in a presently undisturbed area where significant disruption to the existing landscape character could result. There is potential for the incorporation of substantial green infrastructure and landscaping at the new urban extensions and new settlement to help mitigate adverse effects relating to landscape character. The delivery of an urban extensions which are well related to the existing settlements of Braintree town and Halstead provide opportunities to improve the relationship of the existing developed area to the surrounding landscape through green infrastructure and other landscaping improvements. Any improvements provided would be determined by the design of any development coming forward, which is unknown at this stage. As such this option is expected to result in a mixed minor positive and significant negative effect with uncertainty in relation to SA objective 15. The uncertainty attached to this option is increased given the unknown nature of the new urban extensions/ settlement.

**4.183** Option 2, as a variation of Option 1, but with a rearrangement of large sites is expected to display similar effects. As a growth option, it would utilise predominantly greenfield land, in an otherwise undisturbed area, although those sites located as extensions to existing settlements have the opportunity to be designed in a way that would complement the existing townscape. Option 2 is expected to result in a mixed minor positive and significant negative effect with uncertainty in relation to SA objective 15. The uncertainty attached to this option is increased given the unknown nature of the new urban extensions/ settlement.

**4.184** Option 3 focusses a significant level of housing at two new settlements (Pattiswick and Andrewsfield). One of these is on a greenfield site, hence the effects may be similar to those identified for Options 1 and 2. Whilst Andrewsfield is on previously developed land, which could be improved from a landscape perspective, it nevertheless retains a

sense of openness that will be impacted by the scale of development proposed. Option 3 is expected to result in a mixed minor positive and significant negative effect with uncertainty in relation to SA objective 15. The uncertainty attached to this option is increased given the unknown nature of the new urban extensions/ settlement.

**4.185** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns. The majority of these are located within or adjacent to existing settlements, which would serve to reduce the overall impact on the wider landscape. Nevertheless, depending on the design of the individual sites, there could be an impact on the prevailing townscape, particularly where these are within or abut character areas including Conservation Areas. Option 4 is expected to result in a mixed minor positive and minor negative effect with uncertainty in relation to this SA objective.

**4.186** Option 5 is similar to Option 4 in terms of focussing development predominantly at both Braintree town and Witham, as well as a smaller number of sites at some of the key service villages and first tier villages. The sites within this option are, however, at a larger scale. As with Option 4, as there are fewer sites and these are less spread out into the rural parts of the District, this could serve to reduce the overall impact on the wider landscape. Nevertheless, depending on the design of the individual sites, there could be an impact on the prevailing townscape, particularly where these are within or abut character areas including Conservation Areas. It is expected that Option 4 would likely in a mixed minor positive and minor negative effect with uncertainty in relation to this SA objective.

**4.187** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. Being located alongside the strategic road and railway line, the sites may be capable of bringing forward higher densities of development. This could, depending on the specific design of the site, lead to an urbanising effect with ribbon development stretching east/west along the length of the A12 in the District. In contrast, it might alleviate impacts on development on other parts of the District. Option 6 is expected to have a minor positive and minor negative effect with uncertainty in relation to this SA objective.

**4.188** Option 7 directs growth to predominantly smaller sites around the main town of Braintree, with a limited amount of smaller development sites elsewhere. Focusing much

of the new development at Braintree town, which is already built up, is likely to limit the potential for additional impacts to landscape character particularly when compared to the more rural and less built-up areas of the District. Furthermore, this option presents increased potential for delivering development through a coordinated approach at sites at Braintree town, including an urban extension to the southeast of the town, which may also help to improve the relationship between the settlement's edge and the surrounding areas as green infrastructure can be designed in from the outset. The high level of development to be accommodated at Braintree town through Option 7 could, however, have additional impacts on the existing townscape of the settlement and its setting. Option 7 is expected to result in a mixed minor positive and minor negative effect with uncertainty in relation to this SA objective.

**4.189** The rural distribution set out in Option 8 includes a mix of smaller sites some brownfield and some greenfield. The less developed nature of the settlements may mean that delivering a relatively high number of new homes compared to the existing settlement size may have adverse impacts in terms of existing landscape character. Option 8 is expected to have a minor negative effect with uncertainty in respect of SA objective 15.

**4.190** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. This would effectively form an extended ribbon development east/west from Coggeshall to Andrewsfield along the A120 corridor. Whilst this part of the District is already urbanised to some extent by the transport corridor, which could be potentially improved as a result of this option, it would require a significant amount of greenfield land, which would adversely impact the openness of the wider landscape. This might be considered inconsistent with the historic settlement pattern in the District. Option 9 is expected to have a minor positive and significant negative effect with uncertainty in relation in relation to this SA objective.

## Mitigation in relation to SA objective 15

**4.191** In order to mitigate negative effects identified in relation to maintaining and enhancing the quality of landscapes and townscapes, the Local Plan could include:

- A requirement to ensure that sensitive landscapes and townscapes are protected and enhanced, with development being located and designed holistically to take account of the variation in character and sensitivity across the District.
- Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development.
- Creating green infrastructure networks to link urban areas to the countryside.

## SA objective 16: Minimise waste and increase resource efficiency

**4.192** Whilst Braintree District has a higher recycling rate than nationally, it has shown a slightly decrease in the most recent year of reporting. As the population grows, there will be increased pressure on waste management facilities and a requirement to meet these growing needs.

**4.193** Minimising waste as new development is delivered over the plan period is most likely to be influenced by design measures incorporated at new development proposals. This could include delivering adequate space in new developments for waste facilities capable of accommodating recyclable waste. The provision of infrastructure for waste management will mostly be achieved via the Waste Local Plan. These measures will largely be achieved through policy requirements in the Development Plan and not the location of new development, which is the focus of the nine options for growth in the district. Therefore, the effects of the spatial options on household and commercial waste generation and recycling are scoped out of the SA.

**4.194** From a minerals perspective, beyond the northwest area, the majority of the District falls within a Minerals Safeguarding Area (MSA). These predominantly relate to sand and gravel. There are also a number of Minerals Consultation Areas, for example in the area between Braintree town and Kelvedon. Development within MSAs may sterilise mineral resources, potentially leaving insufficient resources for future generations or could mean that the minerals planning system loses the flexibility to extract resources at sites which could have a lower impact on the environment. However, there could be the opportunity to extract the mineral resource prior to the development going ahead.

## Conclusions in relation to SA objective 16

**4.195** Due to the extent of MSAs in the District, all of the options would coincide growth with these locations. As such all options are likely to result in minor negative effects in relation to SA objective 16. Those options which incorporate areas of brownfield land could help bring materials back into use and support the recycling of land resources. This is the case, at varying levels, for options 3, 4, 5, 7, 8 and 9. Equally those options comprising large scale sites, such as urban extension and new settlements, could be well-placed to extract mineral resource prior to development going ahead. Consequently, Options 1, 2, 3, 4, 5, 7 and 9 are likely to result in a mixed minor negative and minor positive effect, with uncertainty as the extent to which minerals might be reused in relation to SA objective 16. Option 6 is likely to result in a minor negative effect.

## Mitigation in relation to SA objective 16

**4.196** In order to mitigate negative effects identified in relation to minimising waste and increasing resource efficiency could include:

- Ensuring adequate arrangements for waste storage and disposal, including provision for recycling, and incorporating mass waste collection systems, particularly within large scale schemes.
- Encouraging the prior extraction of minerals where necessary for non-mineral development.

## SA objective 17: Safeguard and enhance the quality of soil

**4.197** Providing development in the District to meet the housing and employment needs over the plan period is likely to result in greenfield land take. This will include some higher value agricultural soils. Much of the District comprises Grade 2 ('very good' quality) agricultural land with areas of Grade 3 ('moderate' to 'very good'). Areas of Grade 2 and Grade 3 agricultural land are interspersed with each other away from the main settlements of the plan area. The 'Best and Most Versatile' agricultural land referred to in

the NPPF is defined as Grades 1-3a but data was not available for the District to sub-divide Grade 3 land into 3a vs. 3b. Limiting development at best and most versatile agricultural land locations would impact continued agricultural activities and food production.

**4.198** Areas of previously developed (brownfield) land exist in the District, including on the western boundary (west of Braintree town and Rayne), to the east of and adjoining Silverend, north of Braintree town and at the Wethersfield airfield. The existence of large historical manufacturing industries in the Braintree District, has led to some degree of contamination of sites through associated industrial processes, or activities that are now defunct. Contamination of land can have adverse impacts on health and wellbeing as well as damaging wildlife and contributing to pollution of water bodies.

## Conclusions in relation to SA objective 17

**4.199** Option 1 would see the development of urban extensions at Braintree town and Halstead, along with a new settlement at Kelvedon. The land to the east of Braintree town and in the location of the new settlement is classified as Grade 2 agricultural land. This is also greenfield land. As such development in these areas would be less favourable from the perspective of avoiding loss of best and most versatile agricultural land. As such this option is expected to have a significant negative effect in relation to the use of an extensive swathes of greenfield land.

**4.200** Option 2, as a variation of Option 1, but with a rearrangement of large sites is expected to display similar effects. As a growth option, it would utilise predominantly greenfield land underlain with best and most versatile soils. This option is expected to result in a significant negative effect in terms of relation to SA objective 17.

**4.201** Option 3 focusses a significant level of housing at two new settlements (Pattiswick and Andrewsfield). The location of the new settlement at Pattiswick is predominantly a greenfield site with some non-agricultural land located to the northern part. In contrast, the new settlement proposed at Andrewsfield falls wholly within previously developed (brownfield) land. There may be issues around contamination of this land, depending on its previous use. In the round, however, this option would utilise less greenfield land and could contribute to a reduction in the amount of derelict and degraded land in the District.

Option 3 is expected to have a mixed significant positive effect in relation to the reuse of previously developed land close to the A120, and minor negative effect in relation to SA objective 17.

**4.202** Option 4 excludes large sites and distributes development to a larger number of smaller sites at the main towns. The majority of sites within the growth option are in greenfield locations and in areas classified as Grade 2 agriculture. There are some exceptions, including areas along the A12 corridor and at Silverend, which are classified as brownfield and could support the reuse of disused buildings. It is expected that Option 4 would likely in a mixed minor positive and minor negative effect in relation to this SA objective.

**4.203** Option 5 focusses predominantly on large sites including at both Braintree town and Witham as well as a smaller number of sites at some of the key service villages and first tier villages. This option includes a number of sites located on previously developed land, which would be helpful in safeguarding against the loss of greenfield sites. This includes a large site north of Silverend, sites north and west of Braintree town and some sites located along the A12 corridor. As such, it would assist in reducing the overall loss of greenfield land in the District, although the majority of these sites are located on land classified as Grade 2 agricultural. Option 5 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.204** Option 6 focusses development on areas with high sustainable transport accessibility including Braintree town, Witham and key service villages along the A12 corridor. The areas are largely greenfield and graded as very good from an agricultural perspective. Being located alongside the strategic road and railway line, the sites may be capable of bringing forward higher densities of development. Option 6 is expected to have a mixed minor positive and minor negative effect in relation to this SA objective.

**4.205** Option 7 directs growth to predominantly smaller sites around the main town of Braintree town, with a limited amount of smaller development sites elsewhere. The sites around Braintree town include a number classified as brownfield, which would be beneficial in safeguarding against the loss of greenfield land. Option 7 is expected to result in a mixed minor positive effect in relation to the use of brownfield land and minor negative effect in relation to this SA objective.

**4.206** The rural distribution set out in Option 8 includes a mix of smaller sites some brownfield and some greenfield. Given the rural nature of the District, it may be less easy to achieve higher densities of dwellings when compared to the more urban parts of the district. Option 8 is expected to have a mixed minor positive in relation to the use of pockets of brownfield land and minor negative effect in relation to the scattered, low-density use of greenfield land in otherwise largely rural areas.

**4.207** Option 9 incorporates the development of three new mixed-use settlements at Andrewsfield, Bradwell/Stisted and Pattiswick as well as a new urban extension to the east of Braintree town. Aside from Pattiswick, which is brownfield land, the other large sites are within greenfield and largely in areas classified as Grade 2 agricultural. With regards SA objective 17, Option 9 is expected to have a mixed significant positive effect in relation to the use of brownfield land close to the A120 and significant negative effect in relation to the use of an extensive swathe of greenfield land to the east of Braintree.

## Mitigation in relation to SA objective 17

**4.208** In order to mitigate negative effects identified in relation to safeguarding and enhancing the quality of soil, the Local Plan could:

- The promotion of development on brownfield land while seeking to protect Grades 1 to 3a Agricultural Land.
- The promotion of bringing vacant or underused buildings back into optimum viable use.
- Setting minimum development densities in appropriate locations.

## Reasons for choosing the proposed spatial strategy considering alternatives

**4.209** Option 1 seeks to concentrate development in Main Towns and sites on the A12/GEML corridor, with new urban extensions at Halstead and Braintree, along with a New Settlement at Kelvedon. This is the preferred spatial strategy as it balances a mix of large and small sites while avoiding development at second and third tier villages.

Distribution of sites will support the vitality of Main Towns, have access to healthcare, employment and education, additionally sites are in the most accessible parts of the district, supporting sustainable travel, air quality and climate change objectives. Option 1 generally scores better on the above objectives when considered against the alternatives, aside from Option 2 which has similar objective scores.

## Chapter 5

# SA findings for site options considered for allocation in the Draft Local Plan

**5.1** This chapter sets out the SA findings for the site options that the Council has considered for allocation in the Draft Local Plan.

**5.2** A total of 380 residential site options and 107 employment site options were appraised in line with the assessment criteria presented in Appendix D. Nine further site options considered for 'other' uses (including renewable energy and biodiversity net gain sites and sites considered for road infrastructure projects) were initially also appraised in line with the employment site assessment criteria. The assessment of these sites was subsequently revisited to reflect the specific uses considered for each of these sites.

**5.3 Table 5.1** overleaf summarises the SA findings for the site options considered for allocation in the Local Plan. Where sites were considered for allocation for mixed use development, they were appraised separately for the variety of uses considered. As such these sites appear more than once in in the table below.

**5.4** Where sites were considered for other uses (i.e. those beyond residential or employment) the specific uses that each of these other sites was considered for is set out after each sites' reference number in the table.

Table 5.1: Summary of SA findings for the site options considered for allocation

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
Residential sites																	
ALPH2001	0	+	+	--	-	--	--	--	--?	N/A	N/A	-	0	-	(?)	N/A	-
ALPH2002	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	-
ALPH2003	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	-
ASHE2004	0	+	+	--	-	--	--	--	0?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2005	0	+	+	--	-	--	--	--	-?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2006	0	+	+	--	-	--	--	--	0?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2007	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2008	0	+	+	--	-	--	-	--	-?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2009	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
ASHE2400	0	+	+	--	-	--	-	--	-?	N/A	N/A	-	0	-	0?	N/A	--
BCBG2010	0	++	+	+	-	+	0	+	0?	N/A	N/A	-	0	-	0?	N/A	++
BCBG2500	0	++	+	++	-	+	0	+	--?	N/A	N/A	-	0	-	0?	N/A	++
BEWA2011	0	+	0	--	-	--	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2012	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2013	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2014	0	+	-	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	++
BIRD2401	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2402	0	+	-	--	-	--	-	-	--?	N/A	N/A	--	--	-	(?)	N/A	--
BIRD2403	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2404	0	++	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2405	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BLAN2015	0	++	+	--	-	+	-	+	--?	N/A	N/A	--	0	-	--?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
BLAN2017	0	+	-	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
BLAN2018	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
BLAN2019	0	+	+	-	-	0	-	-	0?	N/A	N/A	-	0	-	0?	N/A	-
BLAN2020	0	+	0	--	-	0	0	--	--?	N/A	N/A	-	0	-	0?	N/A	-
BLAN2021	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
BLAN2022	0	+	+	--	-	-	-	+	0?	N/A	N/A	--	0	-	-?	N/A	-
BLAN2023	0	+	+	--	-	--	-	+	-?	N/A	N/A	--	--	-	-?	N/A	--
BLAN2024	0	++	0	--	-	--	-	+	--?	N/A	N/A	-	0	-	--?	N/A	++
BLAN2025	0	++	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
BLAN2026	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
BLAN2027	0	++	+	-	-	0	-	+	--?	N/A	N/A	--	0	-	0?	N/A	-
BOCN2028	0	+	-	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
BOCN2029	0	++	+	--	-	0	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
BOCN2030	0	+	+	--	-	--	0	-	0?	N/A	N/A	-	0	-	-?	N/A	-
BOCN2031	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
BOCN2032	+	+	+	--	-	-	-	-	0?	N/A	N/A	-	--	-	0?	N/A	-
BOCN2033	0	++	-	--	-	--	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
BOCN2034	0	++	+	-	-	+	--	-	--?	N/A	N/A	--	0	-	--?	N/A	-
BOCN2035	0	+	+	--	-	--	-	-	0?	N/A	N/A	-	0	-	-?	N/A	-
BOCN2036	0	+	-	--	-	--	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
BOCN2037	0	++	+	--	-	0	-	-	0?	N/A	N/A	-	0	-	--?	N/A	--
BOCN2038	0	+	+	-	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
BOCN2039	0	+	+	-	-	+	--	-	-?	N/A	N/A	-	0	-	0?	N/A	--
BOCN2040	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
BOCN2041	0	++	+	--	-	--	-	-	0?	N/A	N/A	--	0	-	-?	N/A	--
BOCN2042	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	-?	N/A	-
BOCN2406	0	+	+	--	-	--	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
BOCS2043	0	+	+	-	-	-	-	-	--?	N/A	N/A	-	-	-	0?	N/A	-
BRAD2044	0	++	+	--	-	-	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
BRAD2045	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	0?	N/A	-
BRAD2046	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	0?	N/A	-
BRAD2047	0	+	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BRAD2048	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	-
BRAD2049	0	++	+	--	-	+	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BRAW2050	0	+	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	-?	N/A	-
BRAW2051	0	+	+	-	-	0	-	+	-?	N/A	N/A	--	0	-	-?	N/A	--
BRAW2052	0	+	+	--	-	-	-	+	0?	N/A	N/A	-	0	-	--?	N/A	--
BRAW2053	0	+	+	-	+	+	-	+	--?	N/A	N/A	--	--	-	0?	N/A	--
BRAW2409	0	+	+	-	0	++	-	+	--?	N/A	N/A	-	0	-	0?	N/A	-
BRSO2054	0	+	+	++	+	+	-	++	-?	N/A	N/A	--	--	-	0?	N/A	++
BULM2055	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
BULM2056	0	+	0	--	-	-	--	-	-?	N/A	N/A	-	0	-	(?)	N/A	-
BULM2057	0	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2058	0	+	0	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
BULM2059	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2060	0	+	-	--	-	--	0	--	-?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2061	0	+	-	--	-	--	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2062	0	++	-	--	-	--	--	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2063	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2064	0	+	+	--	-	--	0	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2065	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
BULM2066	0	+	0	--	-	--	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2067	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BULM2068	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--

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BULM2069	0	+	+	--	-	0	--	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
BURE2070	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	0	0	0?	N/A	--
BURE2071	0	+	+	--	-	--	-	++	--?	N/A	N/A	--	0	-	(?)	N/A	--
CASH2072	0	+	+	--	-	--	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
CASH2073	0	+	+	--	-	++	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
CASH2074	0	++	+	--	-	+	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
CASH2076	0	+	-	--	-	0	-	+	--?	N/A	N/A	--	-	-	(?)	N/A	++
CASH2077	0	++	+	--	-	++	-	-	--?	N/A	N/A	--	0	-	0?	N/A	--
CASH2078	0	+	+	--	-	++	-	+	--?	N/A	N/A	-	0	-	-?	N/A	++
CASH2079	0	+	+	--	-	++	-	+	--?	N/A	N/A	--	--	-	--?	N/A	-
COGG2080	0	+	+	-	-	-	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
COGG2081	0	+	+	--	-	--	--	-	--?	N/A	N/A	-	-	-	-?	N/A	--
COGG2082	0	+	+	--	-	0	-	--	-?	N/A	N/A	-	0	-	(?)	N/A	--
COGG2083	0	++	0	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
COGG2084	0	++	+	--	-	+	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
COGG2085	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	++
COGG2086	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	-
COGG2087	0	++	+	-	-	0	--	-	--?	N/A	N/A	--	0	-	-?	N/A	--
COGG2088	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	--?	N/A	--
COGG2089	0	++	+	-	-	0	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
COGG2090	0	++	+	-	-	++	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
COGG2091	0	+	+	--	-	-	--	-	--?	N/A	N/A	--	--	-	-?	N/A	-
COGG2092	0	+	+	-	-	+	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
COGG2093	0	+	+	-	-	0	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
COGG2094	0	++	+	-	-	-	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
COGG2095	0	+	-	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
COGG2096	0	+	-	--	-	--	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	++

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COGG2097	0	+	-	--	-	--	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	++
COGG2098	0	++	+	--	-	++	--	-	0?	N/A	N/A	--	0	-	-?	N/A	--
COLE2099	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
CRES2101	0	++	0	--	-	++	--	--	--?	N/A	N/A	--	0	-	-?	N/A	--
CRES2102	0	+	+	--	-	0	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2103	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
CRES2104	0	+	-	--	-	++	0	+	0?	N/A	N/A	-	0	-	0?	N/A	--
CRES2105	0	++	0	--	-	0	--	+	--?	N/A	N/A	-	0	-	--?	N/A	-
CRES2106	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	-?	N/A	--
CRES2107	0	++	+	--	-	0	0	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2108	0	++	-	--	-	++	--	+	--?	N/A	N/A	--	0	-	-?	N/A	--
CRES2109	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2110	0	++	+	--	-	0	0	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2111	0	++	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
CRES2112	0	++	0	--	-	+	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
CRES2113	0	+	0	--	-	0	--	+	-?	N/A	N/A	-	0	-	-?	N/A	--
CRES2114	0	++	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2117	0	++	0	--	-	-	-	-	-?	N/A	N/A	-	0	-	--?	N/A	--
CRES2118	0	++	+	--	-	0	0	-	-?	N/A	N/A	-	0	-	--?	N/A	--
CRES2410	0	++	0	--	-	+	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2411	0	++	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
EARL2119	0	++	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	-
EARL2120	0	+	+	--	-	-	--	-	-?	N/A	N/A	-	0	-	-?	N/A	--
EARL2121	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	-
EARL2122	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	-?	N/A	--
EARL2123	0	++	+	--	-	--	--	-	-?	N/A	N/A	--	0	-	-?	N/A	--
EARL2125	0	++	+	-	-	0	--	-	--?	N/A	N/A	--	0	-	--?	N/A	-

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EARL2126	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
EARL2127	0	+	+	-	0	-	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
FEER2129	0	+	+	--	-	-	0	+	-?	N/A	N/A	-	0	-	0?	N/A	-
FEER2130	0	+	-	--	-	--	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	-
FEER2131	0	+	+	-	-	-	-	+	--?	N/A	N/A	-	0	-	-?	N/A	-
FEER2132	0	++	-	--	-	-	--	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
FEER2133	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
FEER2412	0	++	-	--	-	--	-	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
FEER2501	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
FINC2134	0	+	+	--	-	0	--	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
FINC2135	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	0?	N/A	--
FINC2136	0	+	+	--	-	0	-	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
FINC2138	0	++	+	--	-	0	-	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
FINC2139	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
FINC2413	0	+	+	--	-	0	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
FINC2502	0	++	+	--	-	--	--	--	--?	N/A	N/A	--	0	-	(?)	N/A	++
FOX2414	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	0?	N/A	-
GGHR2140	0	++	+	+	+	+	-	-	--?	N/A	N/A	-	0	-	--?	N/A	-
GGHR2141	0	++	+	++	+	++	--	-	--?	N/A	N/A	--	0	-	-?	N/A	--
GGHR2142	0	+	+	-	-	+	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
GGHR2143	0	+	+	-	-	0	--	-	0?	N/A	N/A	-	0	-	-?	N/A	-
GGHR2144	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	++
GGHR2145	0	++	+	--	-	--	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
GGHR2146	0	+	+	+	+	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
GGHR2503	0	+	+	--	-	--	-	--	-?	N/A	N/A	-	0	-	0?	N/A	-
GNNB2147	0	+	0	--	-	0	0	-	0?	N/A	N/A	-	0	-	0?	N/A	--
GNNB2148	0	++	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
GNBN2149	0	++	+	--	-	0	0	+	--?	N/A	N/A	-	0	-	0?	N/A	--
GNBN2150	0	+	0	--	-	+	-	+	--?	N/A	N/A	-	0	-	0?	N/A	-
GNBN2151	0	++	+	-	-	0	-	+	--?	N/A	N/A	--	0	-	0?	N/A	-
GNBN2153	0	++	+	-	-	0	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
GNBN2154	0	+	+	-	-	+	-	+	--?	N/A	N/A	-	0	-	0?	N/A	-
GOSF2155B	0	++	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	-
GOSF2157	0	++	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
GOSF2158	0	++	+	--	-	0	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
GOSF2159	0	+	0	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
GOSF2162	0	+	+	--	-	-	-	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
GOSF2163	0	+	0	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
GOSF2164	0	+	0	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	-
GOSF2415	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
GRBA2165	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
GRBA2166	0	+	+	--	-	-	--	-	--?	N/A	N/A	--	--	-	0?	N/A	-
GRBA2504	0	+	0	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	-
GRMA2167	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
GRMA2168	0	+	+	--	-	-	-	-	--?	N/A	N/A	--	--	-	0?	N/A	-
GRYE2171	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	++
GRYE2173	0	+	0	--	-	-	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
GRYE2174	0	++	+	--	-	-	--	-	--?	N/A	N/A	-	0	-	0?	N/A	--
GRYE2175	0	+	+	--	-	-	-	-	0?	N/A	N/A	-	0	-	0?	N/A	--
GRYE2176	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
GRYE2177	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
GRYE2178	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
HASA2179	0	++	+	-	-	++	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
HASA2180	0	+	+	+	-	++	-	-	0?	N/A	N/A	--	0	-	(?)	N/A	-

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
HASA2181	0	++	+	++	+	++	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
HASA2182	0	+	+	++	-	+	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
HASA2506	0	+	+	++	-	++	--	-	--?	N/A	N/A	-	0	-	0?	N/A	++
HASA2507	0	+	+	+	+	+	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
HATF2184	0	+	-	--	-	--	0	-	-?	N/A	N/A	0	0	0	0?	N/A	++
HATF2185	0	++	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	-?	N/A	-
HATF2186	0	+	+	-	-	-	-	+	--?	N/A	N/A	0	0	-	0?	N/A	-
HATF2187	0	++	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
HATF2188	0	+	+	-	-	-	-	+	-?	N/A	N/A	0	0	-	-?	N/A	--
HATF2189	0	+	+	--	-	--	-	-	-?	N/A	N/A	0	0	-	(?)	N/A	--
HATF2190	0	++	+	--	-	--	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	++
HATF2191	0	++	0	--	-	--	-	-	-?	N/A	N/A	0	0	-	(?)	N/A	--
HATF2192	0	+	+	--	-	-	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--
HATF2193	0	++	+	-	-	0	-	+	-?	N/A	N/A	0	0	-	-?	N/A	--
HATF2194	0	+	+	-	-	--	-	+	0?	N/A	N/A	0	0	-	-?	N/A	--
HATF2195	0	++	+	-	-	0	-	+	-?	N/A	N/A	-	0	-	-?	N/A	--
HATF2196	0	+	+	-	-	--	-	+	-?	N/A	N/A	-	0	-	-?	N/A	-
HATF2197	0	+	+	--	-	--	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
HATF2198	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
HATF2199	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
HATF2318	0	++	+	-	-	-	--	+	-?	N/A	N/A	-	0	-	-?	N/A	-
HATF2417	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
HATR2200	+	+	+	-	-	-	0	-	0?	N/A	N/A	-	0	-	-?	N/A	-
HATR2201	0	+	+	++	-	+	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
HATR2203	0	+	+	+	+	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
HATR2204	0	+	+	+	+	+	--	-	--?	N/A	N/A	-	0	-	--?	N/A	--
HATR2205	0	+	+	+	-	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
HELI2206	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
KELV2208	0	++	+	-	-	0	--	+	--?	N/A	N/A	--	0	-	(?)	N/A	--
KELV2209	0	++	+	-	-	-	-	+	--?	N/A	N/A	--	0	-	--?	N/A	--
KELV2210	0	++	+	-	-	0	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
KELV2211	0	++	+	-	-	0	--	-	--?	N/A	N/A	-	0	-	--?	N/A	--
KELV2212	0	+	+	-	-	-	0	+	--?	N/A	N/A	0	0	-	--?	N/A	--
KELV2213	0	++	+	--	-	-	-	+	--?	N/A	N/A	--	-	-	--?	N/A	--
KELV2214	0	+	+	-	-	-	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
KELV2215	0	++	+	--	-	--	-	-	--?	N/A	N/A	0	0	-	0?	N/A	--
KELV2216	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	-	-	0?	N/A	++
KELV2217	0	++	+	-	-	-	-	+	--?	N/A	N/A	0	0	-	--?	N/A	--
KELV2219	0	+	+	-	-	0	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
KELV2220	0	+	+	-	-	-	--	+	--?	N/A	N/A	-	-	-	--?	N/A	-
KELV2221	0	+	+	--	-	--	-	-	0?	N/A	N/A	-	-	-	--?	N/A	-
LAMA2222	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
LITM2223	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
LITM2224	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
LITM2225	0	+	+	--	-	--	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
OVIN2226	0	+	+	--	-	--	0	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
OVIN2227	0	+	+	--	-	--	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
PANF2228	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
PANF2508	0	++	+	--	-	+	-	--	0?	N/A	N/A	-	0	-	0?	N/A	--
PEBM2229	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
PEBM2230	0	+	0	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	++
PEBM2231	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
PEBM2232	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
PEBM2233	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
PEBM2509	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
PENT2234	0	+	-	--	-	--	-	--	--?	N/A	N/A	--	--	0	(?)	N/A	--
PENT2418	0	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
RAYN2235	0	++	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
RAYN2236	0	++	+	--	-	0	-	+	--?	N/A	N/A	--	0	-	--?	N/A	--
RAYN2237	0	+	-	--	-	--	-	-	--?	N/A	N/A	--	--	0	(?)	N/A	--
RAYN2239	0	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	--?	N/A	--
RAYN2241	0	++	+	--	-	-	--	+	--?	N/A	N/A	--	0	-	0?	N/A	-
RAYN2242	0	+	0	--	-	-	-	+	--?	N/A	N/A	-	0	-	--?	N/A	++
RAYN2243	0	+	+	--	-	0	0	-	--?	N/A	N/A	--	0	-	--?	N/A	-
RAYN2244	0	+	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	++
RAYN2510	0	+	+	--	-	--	0	--	--?	N/A	N/A	-	0	-	--?	N/A	++
RIDG2245	0	+	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
RIDG2246	0	+	+	--	-	0	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
RIDG2247	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
RIDG2248	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
RIDG2511	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
RIDG2512	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
RIVE2249	0	+	+	--	-	++	-	-	--?	N/A	N/A	0	0	-	0?	N/A	--
RIVE2251	0	+	-	--	-	--	-	--	--?	N/A	N/A	0	0	-	0?	N/A	++
RIVE2253	0	+	+	--	-	++	--	+	--?	N/A	N/A	0	0	-	--?	N/A	-
RIVE2254	0	+	+	--	-	+	-	-	--?	N/A	N/A	0	0	-	(?)	N/A	--
RIVE2255	0	++	+	--	-	0	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
RIVE2256	0	++	+	--	-	--	-	--	0?	N/A	N/A	-	0	-	(?)	N/A	-
RIVE2257	0	++	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
RIVE2420	0	+	+	--	-	++	-	-	0?	N/A	N/A	0	0	-	--?	N/A	--
RIVE2513	0	++	0	--	-	+	0	-	--?	N/A	N/A	-	0	-	--?	N/A	-

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
SALI2258	0	++	+	--	-	--	-	-	--?	N/A	N/A	--	0	-	(?)	N/A	-
SALI2259	0	+	-	--	-	--	-	-	--?	N/A	N/A	--	--	0	(?)	N/A	--
SHAL2260	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
SHAL2261	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
SHAL2262	0	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
SHAL2263A	0	+	+	--	-	0	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
SHAL2263B	0	++	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
SHAL2264	0	++	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
SHAL2421	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
SIBH2265	0	+	+	--	-	++	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SIBH2266	0	+	+	--	-	-	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
SIBH2267	0	++	+	--	-	+	--	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SIBH2268	0	++	+	--	-	0	--	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SIBH2269	0	+	+	-	-	0	-	-	--?	N/A	N/A	-	--	-	--?	N/A	-
SIBH2270	0	++	+	-	-	+	--	-	--?	N/A	N/A	-	0	-	--?	N/A	-
SIBH2514	0	+	+	--	-	+	-	--	--?	N/A	N/A	-	0	-	--?	N/A	--
SIBH2517	0	+	+	--	-	0	-	--	--?	N/A	N/A	-	0	-	--?	N/A	-
SILV2271	0	++	+	--	-	-	-	-	--?	N/A	N/A	--	0	-	--?	N/A	-
SILV2272	0	++	+	--	-	-	-	-	0?	N/A	N/A	--	0	-	--?	N/A	--
SILV2273	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	--	-	--?	N/A	-
SILV2274	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	--?	N/A	-
SILV2275	0	++	+	--	-	+	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
SILV2276	0	++	+	--	-	0	0	-	--?	N/A	N/A	--	0	-	--?	N/A	--
SILV2277	0	+	+	--	-	-	0	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SILV2278	0	++	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SILV2279	0	++	+	--	-	-	-	-	--?	N/A	N/A	--	0	-	--?	N/A	-
STAM2280	0	+	+	--	-	--	0	--	--?	N/A	N/A	-	--	-	0?	N/A	-

Site Option	SA objective																
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STAM2422	0	+	+	--	-	--	-	--	-?	N/A	N/A	-	0	-	0?	N/A	++
STEB2281	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
STEB2283	0	+	+	--	-	-	-	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
STEB2284	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
STEB2285	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
STEB2423	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	++
STIS2286	0	++	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
STIS2287	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
STIS2288	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
STIS2289	0	++	+	--	-	-	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
STIS2290	0	+	+	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
STIS2291	0	++	+	--	-	0	--	-	--?	N/A	N/A	--	0	-	0?	N/A	-
STUR2291	0	+	+	--	-	--	--	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
STUR2292	0	++	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
STUR2293	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
STUR2424	0	+	+	--	-	--	--	-	-?	N/A	N/A	-	0	-	(?)	N/A	--
STUR2425	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	++
TOPP2294	0	+	+	--	-	-	0	-	-?	N/A	N/A	-	0	-	0?	N/A	--
TOPP2295	0	+	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
TOPP2296	0	+	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
TOPP2426	0	+	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
WETH2298	0	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
WETH2299	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
WETH2300	0	+	+	--	-	-	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
WETH2301	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
WHIC2302	0	+	+	--	-	--	--	-	--?	N/A	N/A	-	0	-	-?	N/A	--
WHIC2306	0	+	-	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
WHIN2303	0	++	0	--	-	0	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
WHIN2304	0	+	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
WHIN2305	0	+	+	--	-	--	0	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
WHIN2427	0	+	-	--	-	-	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	++
WISP2307	0	+	+	--	-	--	--	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
WISP2308	0	+	+	--	-	--	--	-	--?	N/A	N/A	-	0	-	0?	N/A	++
WISP2309	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
WITC2315	0	+	+	++	-	+	-	+	-?	N/A	N/A	0	0	-	0?	N/A	-
WITC2316	0	++	+	-	-	--	-	-	0?	N/A	N/A	0	0	-	-?	N/A	++
WITN2252	+	+	+	--	-	++	-	-	0?	N/A	N/A	0	0	-	-?	N/A	--
WITN2312	0	++	+	+	-	+	0	++	-?	N/A	N/A	0	0	-	0?	N/A	++
WITN2313	+	+	-	--	-	--	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
WITS2314	0	++	+	-	0	0	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
WITS2317	0	++	+	-	0	0	-	+	0?	N/A	N/A	-	0	-	-?	N/A	--
WITS2428	0	+	+	--	-	-	-	-	0?	N/A	N/A	0	0	0	(?)	N/A	++
WITS2515	0	+	-	-	-	0	-	-	0?	N/A	N/A	0	0	-	0?	N/A	--
WITS2516	0	+	-	--	-	-	-	+	0?	N/A	N/A	0	--	0	0?	N/A	++
WITW2310	0	++	+	+	+	0	--	+	--?	N/A	N/A	0	0	-	-?	N/A	--
WITW2311	0	+	+	--	-	+	0	+	0?	N/A	N/A	0	0	-	-?	N/A	--
17/00679/OUT	0	++	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
18/01065/OUT	0	++	+	--	-	-	-	+	0?	N/A	N/A	-	0	-	0?	N/A	--
19/02207/FUL	0	+	+	-	-	-	-	-	--?	N/A	N/A	-	-	-	0?	N/A	--
21/02034/OUT	0	+	+	--	-	0	-	-	-?	N/A	N/A	-	0	-	0?	N/A	--
24/00696/REM	0	++	+	--	-	+	-	-	-?	N/A	N/A	-	0	-	-?	N/A	--
24/02300/REM	0	++	+	-	-	--	-	-	0?	N/A	N/A	--	0	-	-?	N/A	--
24/02576/REM	0	+	+	--	-	--	0	-	--?	N/A	N/A	--	0	-	0?	N/A	--
25/00150/REM	0	+	0	--	-	0	-	-	-?	N/A	N/A	-	0	-	0?	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
BLAN 114	0	++	+	-	-	++	--	+	--?	N/A	N/A	--	0	-	0?	N/A	--
BLAN2019	0	+	+	-	-	0	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--
BLAN2027	0	+	+	-	-	0	-	+	--?	N/A	N/A	--	0	-	0?	N/A	--
BOCN 132	0	++	0	-	-	+	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BOCN 137	0	++	+	--	-	-	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--
BOCN2032	+	+	+	--	-	-	-	-	0?	N/A	N/A	-	--	-	0?	N/A	--
BOCN2033	0	++	-	--	-	--	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
BOS6H	0	+	+	+	+	++	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--
FEER 230	0	+	+	--	-	-	0	-	--?	N/A	N/A	--	0	-	0?	N/A	--
FEER 232	0	++	0	--	-	0	-	-	--?	N/A	N/A	-	0	-	0?	N/A	--
FEER 233B	0	++	+	--	-	0	-	-	-?	N/A	N/A	--	0	-	0?	N/A	--
HATF2193	0	+	+	-	-	-	-	+	0?	N/A	N/A	-	0	-	-?	N/A	--
HATF2193 & HATF2194	0	+	+	-	-	0	-	+	-?	N/A	N/A	-	0	-	-?	N/A	--
HATF2194A	0	+	+	-	-	--	0	+	0?	N/A	N/A	-	0	-	0?	N/A	--
HATF315/6	0	++	+	-	-	--	-	-	0?	N/A	N/A	-	0	-	0?	N/A	--
HATR 299	0	+	+	++	-	++	-	-	--?	N/A	N/A	-	--	-	0?	N/A	-
Kings Chase, Witham	0	+	+	++	-	++	-	+	--?	N/A	N/A	-	0	-	0?	N/A	-
HAS26 - Land East of Halstead High Street, Halstead	0	+	+	++	-	++	--	-	--?	N/A	N/A	-	0	-	0?	N/A	-
Newlands Precinct, Witham	0	+	+	++	-	++	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
WITC2316	0	+	-	--	-	--	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--
WITN 429	0	+	+	--	-	++	0	+	0?	N/A	N/A	-	0	-	0?	N/A	++
COGG2085 - Land to the south of West Street, Coggeshall	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2221 - Land Adj Davey House, London Road, Kelvedon	0	+	0	--	-	--	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--
BCBG2010 - John Pease Peugeot, Manor Street, Braintree	0	+	+	+	-	+	0	+	0?	N/A	N/A	--	0	-	0?	N/A	++
GRYE2175 - Land North of Little Yeldham Road, Little Yeldham	0	+	+	--	-	-	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--

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	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
CRES2101 - Land East of Braintree	0	+	0	--	-	++	--	-	--?	N/A	N/A	--	0	-	--?	N/A	--
Kings Dene, North, West & South West of Kelvedon (KELV2208, KELV2217, KELV2209)	0	+	+	-	-	0	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
HATR2193	0	+	+	-	-	-	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
Employment sites																	
BCBG2500	0	N/A	++	++	+	N/A	0	+	--?	N/A	N/A	-	0	-	0?	N/A	++
BIRD2013	0	N/A	++	--	+	N/A	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2401	0	N/A	+	--	-	N/A	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BIRD2403	0	N/A	++	--	-	N/A	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
BLAN2016	0	N/A	+	--	-	N/A	-	+	--?	N/A	N/A	-	0	-	--?	N/A	-
BLAN2027	0	N/A	++	-	+	N/A	-	+	--?	N/A	N/A	--	0	-	0?	N/A	-
BOCN2032	+	N/A	++	--	+	N/A	-	-	0?	N/A	N/A	-	--	-	0?	N/A	-
BOCN2040	0	N/A	+	--	0	N/A	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
BOCS2043	0	N/A	++	-	+	N/A	-	-	--?	N/A	N/A	-	-	-	0?	N/A	-
BRAD2048	0	N/A	++	--	-	N/A	-	-	--?	N/A	N/A	-	0	-	0?	N/A	-
BRAD2049	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BRAD2407	0	N/A	+	--	-	N/A	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
CASH2073	0	N/A	++	--	-	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
CASH2075	0	N/A	+	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
CASH2076	0	N/A	+	--	0	N/A	-	+	--?	N/A	N/A	--	-	-	(?)	N/A	++
COGG2082	0	N/A	+	--	-	N/A	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
COGG2085	0	N/A	+	--	0	N/A	-	-	--?	N/A	N/A	-	0	-	--?	N/A	++
COGG2094	0	N/A	++	-	+	N/A	-	-	--?	N/A	N/A	--	0	-	--?	N/A	--
COGG2518	0	N/A	-	--	-	N/A	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	++
COLE2100	0	N/A	++	--	0	N/A	-	--	0?	N/A	N/A	-	0	-	--?	N/A	--
CRES2108	0	N/A	+	--	+	N/A	--	+	--?	N/A	N/A	-	0	-	--?	N/A	--

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CRES2110	0	N/A	++	--	+	N/A	0	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2111	0	N/A	++	--	+	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	--
CRES2113	0	N/A	++	--	+	N/A	--	+	-?	N/A	N/A	-	0	-	-?	N/A	--
CRES2115	0	N/A	++	--	+	N/A	-	-	--?	N/A	N/A	--	0	-	-?	N/A	-
CRES2116	0	N/A	++	--	-	N/A	0	-	--?	N/A	N/A	-	0	-	0?	N/A	--
CRES2411	0	N/A	++	--	+	N/A	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
EARL2124	0	N/A	++	--	-	N/A	0	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
FEER2132	0	N/A	+	--	0	N/A	--	-	0?	N/A	N/A	-	0	-	(?)	N/A	--
FEER2412	0	N/A	+	--	0	N/A	-	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
FINC2502	0	N/A	++	--	0	N/A	--	--	--?	N/A	N/A	--	0	-	(?)	N/A	++
GNBN2148	0	N/A	++	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
GNBN2152	0	N/A	+	+	+	N/A	-	+	-?	N/A	N/A	--	--	-	0?	N/A	--
GOSF2155B	0	N/A	++	--	0	N/A	-	-	--?	N/A	N/A	-	0	-	(?)	N/A	-
GOSF2156	0	N/A	+	--	-	N/A	-	--	-?	N/A	N/A	-	0	-	(?)	N/A	--
GOSF2160	0	N/A	++	--	0	N/A	--	--	--?	N/A	N/A	-	0	-	(?)	N/A	++
GOSF2161	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	-	0	-	(?)	N/A	++
GRMA2167	0	N/A	+	--	-	N/A	0	-	--?	N/A	N/A	-	0	-	(?)	N/A	--
GRNO2169	0	N/A	+	-	+	N/A	-	+	--?	N/A	N/A	-	0	-	-?	N/A	++
GRNO2505	0	N/A	+	-	+	N/A	-	+	--?	N/A	N/A	-	0	0	-?	N/A	-
GRYE2170	0	N/A	0	--	-	N/A	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
GRYE2172	0	N/A	0	--	-	N/A	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	++
HASA2183	0	N/A	++	++	+	N/A	--	-	--?	N/A	N/A	-	0	-	0?	N/A	++
HASA2506	0	N/A	++	++	+	N/A	--	-	--?	N/A	N/A	-	0	-	0?	N/A	++
KELV2207	0	N/A	+	--	+	N/A	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2208	0	N/A	++	-	+	N/A	--	+	--?	N/A	N/A	--	0	-	(?)	N/A	--
KELV2213	0	N/A	++	--	+	N/A	-	+	--?	N/A	N/A	--	-	-	-?	N/A	--
KELV2215	0	N/A	+	--	+	N/A	-	-	--?	N/A	N/A	0	0	-	0?	N/A	--

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KELV2219	0	N/A	++	-	0	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
KELV2220	0	N/A	++	-	+	N/A	--	+	--?	N/A	N/A	-	-	-	-?	N/A	-
KELV2221	0	N/A	+	--	+	N/A	-	-	0?	N/A	N/A	-	-	-	-?	N/A	-
RAYN2238	0	N/A	0	--	0	N/A	-	-	--?	N/A	N/A	--	--	0	(?)	N/A	--
RAYN2240	0	N/A	++	-	+	N/A	-	--	0?	N/A	N/A	-	0	-	-?	N/A	--
RAYN2241	0	N/A	++	--	0	N/A	--	+	--?	N/A	N/A	--	0	-	0?	N/A	-
RAYN2419	0	N/A	+	--	-	N/A	--	--	0?	N/A	N/A	-	0	-	0?	N/A	--
RIVE2250	0	N/A	++	--	0	N/A	-	-	--?	N/A	N/A	-	0	-	--?	N/A	--
SIBH2267	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	-	0	-	-?	N/A	--
SILV2279	0	N/A	++	--	0	N/A	-	-	--?	N/A	N/A	--	0	-	-?	N/A	-
STEB2282	0	N/A	++	--	-	N/A	0	-	--?	N/A	N/A	-	--	-	0?	N/A	++
STUR2293	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
WHIN2303	0	N/A	++	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	(?)	N/A	--
WITC2316	0	N/A	+	-	+	N/A	-	-	0?	N/A	N/A	0	0	-	-?	N/A	++
WITN2312	0	N/A	+	+	+	N/A	0	++	-?	N/A	N/A	0	0	-	0?	N/A	++
23/02807/OUT	0	N/A	++	-	+	N/A	-	-	-?	N/A	N/A	-	0	-	-?	N/A	--
KEL5E Allshot's Farm, Kelvedon	0	N/A	+	--	-	N/A	-	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
BLAN 113	0	N/A	-	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
Bluebridge Ind Estate, Halstead	0	N/A	++	-	+	N/A	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BOCN 132	0	N/A	++	-	+	N/A	--	-	--?	N/A	N/A	--	0	-	0?	N/A	--
BOCN2033	0	N/A	+	--	0	N/A	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
BOS6H	0	N/A	++	+	+	N/A	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--
Braintree Town Centre, Anglia Way, Braintree	0	N/A	++	-	+	N/A	0	-	-?	N/A	N/A	--	0	-	0?	N/A	++
Braintree Town Centre, Driberg Way Ind Estate, Braintree	0	N/A	++	-	+	N/A	-	+	0?	N/A	N/A	-	0	-	0?	N/A	++
Braintree Town Centre, Lakes Road Ind Park	0	N/A	+	+	+	N/A	0	+	-?	N/A	N/A	--	0	-	0?	N/A	++

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	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
Braintree Town Centre, Lakes Road Ind Park	0	N/A	++	+	+	N/A	-	++	0?	N/A	N/A	--	0	-	0?	N/A	++
Braintree Town Centre, Land between East Street & Albert Road	0	N/A	++	+	+	N/A	0	+	-?	N/A	N/A	--	0	-	0?	N/A	++
Braintree Town Centre, Millennium Way Trade Centre	0	N/A	+	-	+	N/A	-	+	0?	N/A	N/A	--	0	-	0?	N/A	++
Braintree Village, Charter Way, Braintree	0	N/A	++	-	+	N/A	-	+	0?	N/A	N/A	--	0	-	0?	N/A	++
Coggeshall Industrial Area (Priors Way Industrial Area)	0	N/A	++	--	0	N/A	-	-	-?	N/A	N/A	--	0	-	0?	N/A	++
EAR14E	0	N/A	++	--	-	N/A	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	--
EARC226	0	N/A	++	--	0	N/A	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--
ELR1	0	N/A	+	--	-	N/A	-	-	0?	N/A	N/A	-	-	-	-?	N/A	--
ELR2	0	N/A	0	--	-	N/A	-	--	-?	N/A	N/A	--	0	-	(?)	N/A	--
Freebournes, Witham	0	N/A	++	++	++	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
GOSF249	0	N/A	+	--	0	N/A	-	--	-?	N/A	N/A	--	0	-	(?)	N/A	++
Halstead Town Centre (Factory Lane West/Kings Road Ind Area)	0	N/A	++	++	+	N/A	-	-	--?	N/A	N/A	-	0	-	0?	N/A	-
HAS13E	0	N/A	++	++	++	N/A	-	-	--?	N/A	N/A	-	--	-	0?	N/A	--
HATF2193	0	N/A	++	-	+	N/A	-	+	0?	N/A	N/A	-	0	-	-?	N/A	--
HATF2193 & HATF2194	0	N/A	++	-	+	N/A	-	+	-?	N/A	N/A	-	0	-	-?	N/A	--
HATF2194A	0	N/A	++	-	+	N/A	0	+	0?	N/A	N/A	-	0	-	0?	N/A	--
Hunnable Industrial Estate, Great Yeldham	0	N/A	++	--	-	N/A	--	-	--?	N/A	N/A	--	0	-	0?	N/A	++
KEL5E	0	N/A	+	--	-	N/A	-	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
KELL11E	0	N/A	+	--	-	N/A	-	-	0?	N/A	N/A	-	-	-	-?	N/A	--
Newlands Precinct, Witham	0	N/A	++	++	+	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
RAYN2240	0	N/A	+	-	0	N/A	-	--	0?	N/A	N/A	--	0	-	-?	N/A	--
RIVE 362	0	N/A	++	--	0	N/A	0	-	0?	N/A	N/A	-	0	-	0?	N/A	++
RIVE 364	0	N/A	+	--	+	N/A	-	--	--?	N/A	N/A	-	0	-	(?)	N/A	--

Site Option	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
SIB9E	0	N/A	++	-	0	N/A	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
Skyline 120, Great Notley	0	N/A	++	-	+	N/A	0	+	-?	N/A	N/A	-	0	-	0?	N/A	++
Springwood Ind Estate	0	N/A	++	+	+	N/A	-	-	--?	N/A	N/A	-	0	-	0?	N/A	++
STEB2282	0	N/A	++	--	-	N/A	0	-	--?	N/A	N/A	-	--	-	0?	N/A	--
STU3E	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	--	0	-	(?)	N/A	++
COGG2085 - Land to the south of West Street, Coggeshall	0	N/A	+	--	0	N/A	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
GRNO2169	0	N/A	+	-	+	N/A	-	+	--?	N/A	N/A	--	0	-	-?	N/A	--
GRNO2505	0	N/A	+	-	+	N/A	-	+	--?	N/A	N/A	-	0	0	-?	N/A	++
EARL2124	0	N/A	++	--	-	N/A	0	--	--?	N/A	N/A	--	0	-	(?)	N/A	--
CRES2101 - Land East of Braintree	0	N/A	++	--	+	N/A	--	-	--?	N/A	N/A	--	0	-	-?	N/A	--
Kings Dene, North, West & South West of Kelvedon (KELV2208/KELV2217, KELV2209)	0	N/A	++	-	+	N/A	-	+	--?	N/A	N/A	--	0	-	(?)	N/A	--
Other sites																	
ASHE2400 (biodiversity net gain)	0	N/A	++	0	0	N/A	++	0	0?	N/A	+	+	+	+	+	N/A	+
CRES2104 (road infrastructure)	0	N/A	0	+	+	N/A	0	--/+	0?	N/A	N/A	-	0	-	0?	N/A	--
CRES2110 (renewable energy)	0	N/A	0	0	++	N/A	0	0	--?	++	N/A	-	0	+	--?	N/A	--
EARL2123 (biodiversity net gain)	0	N/A	++	0	0	N/A	++	0	0?	N/A	+	+	+	+	+	N/A	+
FINC2137 (renewable energy)	0	N/A	0	0	++	N/A	-	0	--?	++	N/A	--	0	+	?	N/A	--
GGHR2416 (road infrastructure)	0	N/A	0	+	+	N/A	-	--/+	--?	N/A	N/A	--	--	-	0?	N/A	-
HATR2202 (biodiversity net gain)	0	N/A	++	0	0	N/A	++	0	0?	N/A	+	+	+	+	+	N/A	+
KELV2218 (renewable energy)	0	N/A	0	0	+	N/A	-	0	--?	++	N/A	-	0	+	0?	N/A	++
KELV2221 (biodiversity net gain)	0	N/A	++	0	0	N/A	++	0	0?	N/A	+	+	+	+	+	N/A	+
WETH2297 biodiversity net gain)	0	N/A	++	0	0	N/A	++	0	0?	N/A	+	+	+	+	+	N/A	+

## **SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion**

**5.5** Five of the residential sites and one employment site are likely to result in minor positive effects in respect of this SA objective due to them being located within one of the 20% most deprived areas nationally. The remainder are expected to have negligible effects given that they lie outside of these areas.

## **SA objective 2: Provide decent, affordable and safe homes for all**

**5.6** All of the residential sites will have a positive effect on housing delivery, due to the nature of the development proposed. Around 30% of the residential sites are expected to have a significant positive effect on SA objective 1. These are larger sites that will deliver more than 100 homes. The remaining residential sites are expected to have a minor positive effect given their capacity to provide fewer than 100 homes.

**5.7** While the effect of the total amount of housing delivery provided through the Local Plan will not change depending on whether fewer larger sites, or more smaller sites, are allocated, it is recognised that larger sites could have more potential to deliver affordable housing, as well as a good mix of tenure and size, providing diversity of supply.

**5.8** This SA objective was scoped out of the assessment for employment and other site options given that the nature of the development considered will not result in housing delivery.

## **SA objective 3: Improve health and wellbeing and reduce health inequalities**

**5.9** There are numerous areas of open space distributed across the district. This includes within the main towns of Braintree town, Halstead and Witham and the service villages of Sible Hedingham, Earls Colne, Coggeshall, Kelvedon and Hatfield Peverel where healthcare facilities are also present. There is also good access to PROWs across the plan area. The residential sites were assessed against six criteria, with approximately 80% of them likely to result in minor positive effects in relation to this SA objective. About 80% of the residential sites are located near (within 300m) to open space, recreation and sports facilities, however, only around 10% are located near (within 400m) to a healthcare facility. Less than 10% are located in areas where there is potential for residents to be affected by noise pollution or odours. Around 10% of the residential sites are expected to have a minor negative effect in relation to this SA objective. These sites are predominantly located in the more rural parts of the district, away from the main towns and key service villages where access to healthcare services is more limited.

**5.10** The majority of employment site options are expected to result in significant (around 60%) or minor (around 30%) positive effects given their relative proximity to the PROWs and open space, sport and recreation facilities.

**5.11** Around 30% of the other site options are considered for biodiversity net gain sites. It is expected that these sites would benefit public health, including by supporting appropriate interactions with wildlife for the public and providing new open space in the district. As such these sites are expected to have significant positive effects in relation to SA objective 3. The remaining other sites are considered for types of development (road and renewable energy infrastructure) that are unlikely to

affect public health, regardless of their location and therefore negligible effects have been recorded.

## **SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district**

**5.12** Site options were assessed in relation to their proximity to a town, district or local centre, to consider access to services and facilities which are focussed on such centres. Just under 80% of the residential site options are located more than 1.2km from a town centre, 800m from a district centre and 400m from a local centre. Significant negative effects are therefore expected for these site options. This reflects the number of sites that are located away from town centre areas and in the more rural parts of the district.

**5.13** Around 20% of residential sites are located within 401-800m of a town centre or 201-400m of a district centre and a minor negative effect is expected for these sites. Residential sites that are within relatively close proximity of a town (800m maximum) or district centre (400m maximum) account for around 10% of this use type of sites, with a minor positive or significant positive effect expected.

**5.14** The employment site options are also predominantly located away from the existing centres. As such around 60% are expected to have significant negative effects and around 20% are expected to have minor negative effects in relation to SA objective 4.

**5.15** The majority of the other site options will not influence access to services and facilities in the plan area. It is not expected that residents would have to regularly access services and facilities from many of the types of development considered regardless of their location and therefore negligible effects have been recorded for the majority of sites. Minor positive effects have been recorded for around 20% of the

other sites given that they would deliver new road infrastructure that could support access to services and facilities in the district and surrounding areas.

## SA objective 5: Achieve sustainable levels of prosperity and economic growth

**5.16** Around 95% of the residential sites are expected to result in minor negative effects. Those sites located in more rural areas, away from the town and district centres. Such sites are also less likely to be located near to areas of high job density. Sites located in or around the main towns, including urban extension sites, and also sites located along the southern transport corridor tended to score favourably highly across this objective.

**5.17** For the employment site options, around 25% are likely to result in minor negative effects in relation to SA objective 5. These sites are located some distance from the nearest town centre, district centre or local centre. Approximately 50% of the employment sites are likely to result in either minor or significant positive effects in relation to SA objective 5 reflecting their potential to support job creation, including within areas of greater need (considered in relation to the 'Employment' domain of the Index of Multiple Deprivation) and close to town centre locations, with the remainder likely to have negligible effects.

**5.18** Just over half of the other site options are expected to have a positive effect in relation to SA objective 5. These sites are considered for uses (considered for road and renewable energy infrastructure) that would create jobs and support access to jobs in the plan area. The positive effects for the other sites that would deliver renewable energy infrastructure is significant where they lie within more deprived areas in terms of the 'Employment' domain of the Index of Multiple Deprivation. It is expected that these sites could help create jobs in areas of most need. Negligible effects were recorded for the remaining other sites given that the uses provided (biodiversity net gain) are unlikely to support economic growth in Braintree District.

## **SA objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning**

**5.19** Sites located near to primary and secondary schools can ensure access to education in a sustainable way. The residential site options were assessed in terms of their distance from these two types of facilities. Approximately 50% of the residential sites are located within at least 1,200m from a primary school, while approximately 25% are within at least 2,000m from a secondary school. Secondary schools in Braintree District are located in the main towns, largely in the south of the district, hence sites in this geographical area tended to result in more positive effects in respect of SA objective 6. Around 10% of the residential site options are expected to have a significant positive effect and around 10% are expected to have a minor positive effect. Overall, around 30% of the residential sites are expected to result in significant negative impacts in relation to this SA objective. These are predominantly sites located in the more rural parts of the district where access to primary and secondary schools is more limited.

**5.20** The employment and other site options are unlikely to contribute greatly to education and training in the district given the uses they are considered for. Furthermore, site users are unlikely to send to access these locations regularly from these types of sites. This SA objective was scoped out for the employment and other site options.

## **SA objective 7: Conserve and enhance the biological and geological diversity of the environment**

**5.21** Braintree District contains numerous valuable biodiversity assets which may be sensitive to new development. There are no international biodiversity designations in

the district. Designations in the district which development has the potential to impact upon include the four SSSIs, which are of importance for nature conservation or geology. Additionally, there are a number of priority habitats distributed throughout the district, as well as areas of ancient woodland.

**5.22** Development sites that are within close proximity of a biodiversity asset have the potential to affect those sites/features through habitat/damage loss, fragmentation, disturbance, air pollution etc.

**5.23** Around 60% of the residential sites are expected to have overall minor negative effects in relation to SA objective 7. This is largely due to their location within 250m of a locally designated wildlife site, priority habitat or area of ancient woodland. The vast majority of residential sites are located some distance from international and national biodiversity and geodiversity assets.

**5.24** Approximately 20% of the employment site options are expected to result in significant negative effects in relation to SA objective 7. Most of these sites contain part of a local designation, area of priority habitat or ancient woodland but are not close to national designations. Just under 70% of the employment site options are expected to result in minor negative effects in relation to SA objective 7 given that they are within 250m of at least one of these types biodiversity assets.

**5.25** Around 40% of the other site options are expected to have a significant positive effect in relation to SA objective 7. These are sites considered for biodiversity net gain. The potential for the location of these types of sites to support particular habitats or designations would be considered through detailed site assessment work, however, given the use considered at each site substantial positive effects are likely regardless of their location. The other uses considered as part of this type of sites could have adverse effects on wildlife. Around 30% of these sites are expected to have minor negative effects given their proximity to local designations, priority habitat or ancient woodland. The remaining other sites are not close to any biodiversity assets and therefore negligible effects are recorded in relation to SA objective 7.

## SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices

**5.26** All sites were assessed in terms of their proximity to an existing railway station, a bus stop and a dedicated cycle route, in order to consider the extent to which they might reduce reliance on the private car. Sites located further away from these facilities are expected to result in minor or significant negative effects, depending on the distance. The vast majority of residential sites were not located near to a railway station (70%), a bus stop (90%) or a cycle route (80%). This is the case for those sites located in the more rural parts of the district, and those less well related to the main transport corridors focussed at Braintree town and in the south of the district. Overall, around 60% of residential site options are expected to have significant negative effects and around 30% are expected to have minor negative effects. Only 5% of the residential sites were assessed as likely to result in minor positive effects in relation to this SA objective.

**5.27** Around 50% of the employment site options are not close to a railway station, 60% are not close to a bus stop and 80% are not close to a cycle route. Around 20% of the employment sites are expected to have a significant or minor positive effect in relation to SA objective 8, with most of these effects likely to be minor. It is expected that the remaining sites would have either a minor negative effect (around 40%) or significant negative effect (around 40%) in relation to this SA objective. As with the residential sites, those assessed as having more positive effects are located in and around Braintree town and along the transport corridors to the south.

**5.28** For 20% of the other site options mixed minor positive and significant negative effects are expected. These are sites considered for road infrastructure. New road infrastructure could help to ease congestion as new development occurs in Braintree District. However, it also has potential to ingrain car dependency in the longer term unless substantial sustainable transport improvements are also delivered. Given the uses they are considered for, the remaining other sites are not expected to greatly impact transport in the plan area, regardless of their location. It is not expected that

biodiversity net gain and renewable energy sites would need to be accessed on a regular basis.

## **SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings**

**5.29** Braintree District contains numerous heritage assets which contribute to the historic environment and character of the district. There are numerous Conservation Areas, Listed Buildings, and Scheduled Monuments scattered throughout the district. Sites were assessed in relation to proximity to historic assets within existing settlements and outside of existing settlements. The potential effect of development on this SA objective are partly uncertain. The effect will be influenced by the specific proposals for each site including the design of the development, which is unknown at this stage.

**5.30** Less than 70% of residential site options are located within a settlement and are within 100m of a designated heritage asset or are not within a settlement and are within 500m of a designated heritage asset. Uncertain significant negative effects are expected for these sites. Uncertain minor negative effects are expected for under 20% of the residential sites given that they are either located between 101m and 250m within a settlement or 501m and 1km of a heritage asset outside of a settlement. Just under 20% of the residential sites are outside of these distances of a designated heritage assets and an uncertain negligible effect has been recorded.

**5.31** Around 70% of the employment site options are expected to have significant negative effects, around 10% are expected to have minor negative effects and the remaining employment sites are expected to have negligible effects in relation to SA objective 9. The reasons for these effects reflect those reported for the residential sites.

**5.32** Just under 50% of the other site options are expected to have an uncertain significant negative effect in relation to SA objective 9. Most of these sites lie within existing settlements within Braintree District and are within 100m of a designated heritage asset. Only a few are fully beyond existing settlements and are within 500m of a designated heritage asset. Just over 50% of the other site options are expected to have an uncertain negligible effect in relation to SA objective 9. This includes a number of biodiversity net gain sites given that the use considered would not result in substantial development, with minimal changes expected to the setting of heritage assets. It also includes one site considered for road infrastructure that is not close to any heritage assets.

## SA objective 10: Reduce contributions to climate change

**5.33** The mitigation of climate change effects will not be influenced by the location of residential or employment development. Rather it will be influence by other policies within the Local Plan. Therefore, this SA objective has been scoped out for these types of site options.

**5.34** However, around 30% of the other site options are considered for renewable energy infrastructure. This will directly support the move away fossil fuels and reductions in carbon emissions from energy generation. As such significant positive effect is recorded for these sites in relation to SA objective 10. SA objective 10 has been scoped out for the remaining other site options.

## SA objective 11: Support adaptation to the effects of climate change

**5.35** Support for adaptation to the effects of climate change will not be influenced by the location of residential or employment development. Rather it will be influence by

other policies within the Local Plan. Therefore, this SA objective has been scoped out for these types of site options.

**5.36** However, just under 50% of the other site options are expected to have a minor positive effect in relation to SA objective 11. These are sites considered for biodiversity net gain. It is expected that preserving undeveloped areas of land in Braintree District will help to support increased climate resilience including by limiting the potential for urban heat island effects and managing stormwater. SA objective 11 has been scoped out for the remaining other site options.

## **SA objective 12: Improve water quality and address water scarcity and sewerage capacity**

**5.37** The sites were assessed in relation to two criteria: whether they fall inside an SPZ (1, 2 or 3) and how close they are located to a watercourse or waterbody. Development within an SPZ has potential to affect groundwater resources in Braintree District and sites that contain or are close to a watercourse or waterbody could result in increased runoff into these features.

**5.38** Approximately 80% of the residential sites fall within SPZ 1 or 2, and around 15% not within a SPZ. Only four sites are located within SPZ 1. Approximately 50% of the residential sites are located close to a watercourse or waterbody. Just under 30% of three sites include such a feature within the site, while the remaining sites are located within 100m of such a feature. Overall, just over 60% of the residential sites are expected to have a minor negative effect in relation to SA objective 12. The majority of these sites fall within SPZ 3 and are located close to but do not contain a waterbody or watercourse. Around 25% of the residential sites are likely to have a significant negative effect. Many of these sites contain a waterbody or watercourse and also lie within an SPZ. The remainder are assessed as having a negligible effect given that they do not contain a watercourse or waterbody and are not within an SPZ.

**5.39** For the employment site options, the majority fall within a SPZ 2 or 3 (around 80%). Only one site falls within a SPZ 2. Approximately 45% contain a watercourse of waterbody, while around 30% are close to this type of feature. Overall, around 40% of employment sites are expected to have significant negative effects in relation to this SA objective, while around 30% are expected to have minor negative effects and around 20% are expected to have negligible effects.

**5.40** Just under 50% of the other site options are expected to have a minor positive effect in relation to SA objective 12. These are sites considered for biodiversity net gain where the retention of undeveloped land is likely to support the safe infiltration of surface water. The remaining other sites are expected to have a significant negative or minor negative effect. These are sites for renewable energy and road infrastructure that contain a watercourse or waterbody and/or are within SPZ 2 or 3.

## SA objective 13: Reduce and manage the risk of flooding

**5.41** Development sites that are located within areas of high flood risk would increase the number of people and assets at risk of flooding. The sites were assessed in terms of their location in relation to areas of fluvial and surface water flood risk.

**5.42** Approximately 5% of residential site options are within Flood Zones 3 or on land that has 1 in 30 year risk of surface water flooding which means that they are likely to have a significant negative effect on SA objective 13. A similar proportion of the residential sites are expected to have a minor negative effect in relation to this SA objective. These are sites that lie within Flood Zone 2. The remaining 90% of sites are expected to have a negligible effect on this objective.

**5.43** For the employment sites, the picture is very similar, with around 5% likely to have significant negative, 5% likely to have minor negative and around 90% likely to have negligible effects in relation to SA objective 13.

**5.44** Just under 50% of the other site options are expected to have a minor positive effect in relation to SA objective 13. These are sites considered for biodiversity net gain. It is expected that maintaining areas of undeveloped greenfield land will help facilitate natural drainage patterns and to limit the potential for flood risk in the plan area. One of the other sites lies (for road infrastructure) is within Flood Zone 3 and therefore could result in increased levels of development that is at risk of flooding in Braintree District. A significant negative effect is expected for this site in relation to SA objective 13. The remaining other sites are not located within areas of higher flood risk.

## SA objective 14: Improve air quality

**5.45** Sites were assessed in relation to their proximity to areas of higher NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> pollution. Sites were also considered in relation to their proximity to an AQMA. There are no AQMAs in Braintree District, however, there is one located close to the district boundary towards Sudbury. None of the residential sites are connected directly by road to this AQMA. However, PM<sub>2.5</sub> pollution affects much of the district and there are also small pockets of other types of pollution present within the plan area. Overall, the majority of residential sites (over 90%) were expected to result in a minor negative effect overall in relation to SA objective 14.

**5.46** The majority of employment site options were also likely to have a minor negative effect in relation to this SA objective. These sites are also not close to an AQMA but all are affected by PM<sub>2.5</sub> pollution and a small number are affected by other types of pollution.

**5.47** Less than 20% of the other site options are expected to have minor negative effects in relation to SA objective 14. These are sites considered for road infrastructure that could accommodate increased vehicle numbers in Braintree District and contribute to air pollution in the area. Given that the remaining other sites are considered for biodiversity net gain and renewable energy infrastructure, they are expected to have a minor positive effect in relation to this SA objective. This reflects the potential support for absorption of air pollutants by green infrastructure at

biodiversity net gain sites and for a transition to less polluting energy production at renewable energy sites.

## SA objective 15: Maintain and enhance the quality of landscapes and townscapes

**5.48** The likely effect of development sites on the landscape were considered in the context of the Braintree District Settlement Fringe Study: Landscape Sensitivity Assessment 2025. This assessment does not cover all parts of the district and as such the Braintree Settlement Fringes Study 2015 was also used to inform the SA. The effects reported for this SA objective are partly uncertain given that the design of schemes may help to deliver mitigation and enhancement.

**5.49** Around 10% of the residential site options, are likely to have a significant negative effect in relation to SA objective 15. This is because they are in areas identified as having medium-high or high sensitivity to development. Approximately 30% of the residential site options are expected to have minor negative effects in relation to this SA objective given that they lie on land assessed as having medium-low or medium sensitivity to development or medium or medium-high capacity for development. Approximately 30% of the residential sites are likely to have a negligible effect on this SA objective where they lie within a settlement or in an area identified as having low sensitivity to development. Approximately 30% of the sites are assessed as having uncertain effects on this SA objective. These sites lie on land that has not been considered in the Braintree District Settlement Fringe Study: Landscape Sensitivity Assessment 2025 or the Settlement Fringes Study 2015.

**5.50** Less than 5% of employment site options are expected to have uncertain significant negative effects in relation to SA objective 15. Around 30% of these types of sites expected to have uncertain minor negative effects, around 40% are expected to have uncertain negligible effects and around 30% are expected to have uncertain effects. This reflects the locational of these sites within landscapes of varying sensitivities as reported for the residential site options.

**5.51** Just under 50% of the other site options are expected to have a minor positive effect in relation to SA objective 15. These are sites considered for biodiversity net gain. It is expected that the delivery of these areas to incorporate substantial green infrastructure is likely to provide opportunities for improvements in landscape character. The remaining other sites were considered for uses (for renewable energy or road infrastructure) would likely involve more substantial development. One of the other sites lies on land with medium-high or high sensitivity to development and an uncertain significant negative effect is therefore expected in relation to SA objective 15. Around 30% of the other sites lie within a settlement or on land with low sensitivity to development and an uncertain negligible effect is expected. An uncertain effect is recorded for only one of the other sites. This site lies on land that was not assessed as part of the landscape work undertaken for the plan.

## **SA objective 16: Minimise waste and increase resource efficiency**

**5.52** The location of sites is not likely to influence sustainable design and construction techniques. This includes the production of waste from the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. The location of sites is also not likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled material. The potential for the re-use of brownfield land has been considered separately under SA objective 17.

**5.53** Such details will be promoted and secured through the detailed design proposals for each site at the planning application stage and strategic policies. Therefore, SA objective 16 has been scoped out for all types of sites considered.

## SA objective 17: Safeguard and enhance the quality of soil

**5.54** The majority of agricultural land quality in Braintree District is comprised of Grade 2 and 3 with much of the higher quality areas running east-west through the centre of the district. Around 90% of the residential sites are on greenfield land and are therefore likely to have a negative effect in relation to SA objective 17. Approximately 70% of the residential sites are on land where 25% or more of the area is classed as Grade 3 or higher with potential for a significant negative effect to result. Only around 10% of the residential sites are located on brownfield sites. A significant positive effect is recorded for these sites in relation to SA objective 17 given the potential to support more efficient use of land resources in the district through their development.

**5.55** Almost 60% of the employment site options lie on greenfield land that is of Grade 3 or higher agricultural value. A significant negative effect is recorded for these sites. For around 10% of the employment sites a minor negative effect is expected given that they are on greenfield land which contains lower value agricultural soils. For approximately 30% of the employment sites a significant positive effect is expected given that they would involve the development of mostly brownfield land. One of the other site options lies on brownfield land and therefore a significant positive effect is recorded in relation to SA objective 17. For around 40% of the other site options a minor positive effect is recorded in relation to SA objective 17. These are sites for biodiversity net gain. Maintaining these sites as mostly undeveloped will help limit greenfield land take in the plan area. Just over 30% of the other sites lie on greenfield land that is of Grade 3 agricultural quality or higher. A significant negative effect is recorded for these sites in relation to SA objective 17. A minor negative effect is recorded for only one site in relation to this SA objective given that it lies on greenfield land that is Grade 4 agricultural quality or lower.

## Chapter 6

# SA findings for policies of the Draft Local Plan

**6.1** This chapter sets out the SA findings for the policies of the Local Plan Review 2041 Preferred Options Consultation (Regulation 18).

**6.2** Policies have been grouped by topic area. The order of the appraisal of policies has been presented mostly to follow the order of policies in the Local Plan document.

## Vision and objectives

**6.3** The Draft Local Plan sets out a vision for Braintree District over the Plan period to 2041. The Vision is supported by a number of key objectives, which set out specific strategic priorities organised under the following themes:

- Creating a successful economy
- Retail and Town Centres
- Housing Need
- Transport Infrastructure
- Broadband
- Education and Skills
- Protection of the Environment
- Good Quality Design
- Healthy Communities
- Social Infrastructure

- Sustainability
- Empowering Local People

6.4 This section presents the appraisal findings for the vision and objectives of the Draft Local Plan. Overall effects are presented in **Table 6.1** and are summarised below.

**Table 6.1: Summary of SA findings for Draft Local Plan vision and objectives**

SA objectives	Vision and objectives
SA1: Safe and cohesive communities	++?
SA2: Access to housing	++?
SA3: Health and wellbeing	++?
SA4: Services and facilities	++?
SA5: Economic growth	++?
SA6: Access to education	++
SA7: Biodiversity and geodiversity	++/-?
SA8: Transport and travel	++/-?

SA objectives	Vision and objectives
SA9: Cultural heritage	++/-?
SA10: Climate change mitigation	++/-?
SA11: Climate change adaptation	+/-?
SA12: Water resources and quality	+/-?
SA13: Flood risk	+/-?
SA14: Air quality	+/-?
SA15: Landscapes and townscapes	++/-?
SA16: Waste and resource efficiency	+/-?
SA 17: Soil	+/-?

**6.5** Given the high level and aspirational nature of the vision and objectives, the effects recorded are mostly positive. All the effects of the vision and supporting objectives are subject to some uncertainty given that their achievement will depend on the details of the Local Plan policies and site allocations (which have been appraised separately). The vision and objectives are likely to have positive effects in relation to majority of SA objectives set out in the SA framework, although a small number of minor negative effects have also been identified.

**6.6** For example, several supporting objectives are likely to result in a mixture of positive and negative effects or minor negative effects, because while they would help to achieve the housing and employment development needed in the district, the construction of new homes and employment development could have potentially negative effects on environmental receptors and could result in increased car traffic within the district. However, there would be opportunities for good design and construction techniques to mitigate potential effects and even have beneficial effects, (such as on the setting of a heritage asset).

**6.7** The vision sets out an ambition for sustainable development over the Plan period to 2041. It promotes the expansion of the main towns and villages, including Braintree, Witham, Halstead, Kelvedon and Feering, making best use of the district's existing public transport links and providing new community facilities. Smaller-scale growth will be delivered in other rural areas, meeting the needs to smaller, rural communities. Supporting objectives 'Retail and Town Centres' and 'Social Infrastructure' directly seek to support the vitality of local service centres and ensure residents have access to the best local and community facilities which provide inclusive places for communities to meet, play and learn. 'Empowering Local People' aims to deliver a planning environment where residents and businesses feel involved and empowered. Positive effects are therefore identified for SA objectives **1: Safe and cohesive communities** and **4: Services and facilities**.

**6.8** The vision seeks to deliver housing growth, with the expansion of a number of key settlements to provide sustainable, attractive and affordable new homes. These aspects of the vision are supported by 'Housing Need' objective which aims to provide a range of housing sizes, types and tenures which meet local need; including affordable homes and homes for residents with specialist accommodation needs. A positive effect is therefore identified for SA objective **2: Access to housing**.

**6.9** The vision sets out that all residents will have access to the highest quality community facilities, including and education provision and green infrastructure. Outstanding leisure facilities will also continue to be provided to ensure residents can make healthy choices. Supporting objective 'Healthy Communities' aims to keep residents active and encourage healthy choices and 'Education and Skills' aims to facilitate the best possible education system for the district's residents, supporting the construction of new schools and life-long learning and development. Positive effects

are therefore identified for SA objectives **3: Health and wellbeing** and **6: Access to education**.

**6.10** The vision seeks to establish the district as the most successful in Essex by 2041, with jobs and businesses increasing in both quantity and quality. It seeks to ensure that high speed broadband is available for all homes and businesses, enhance its strategic transport routes to ensure fast and reliable connections to London, Stanstead Airport, east coast ports and other regional centres. It aspires for the district to be an aspirational place to live with a successful economy. Supporting objectives 'Creating a successful economy' and 'Retail and Town Centres' seek to promote the local economy, encourage new entrepreneurial enterprises and employers, provide high quality development to meet the needs of businesses, and support the function of local centres as major service centres. Supporting objective 'Broadband' aims to secure universal broadband coverage in the district. A positive effect is therefore expected in relation to SA objective **5: Economic growth**.

**6.11** The vision aspires for strategic growth in the district to make the most of excellent transport links. Rail routes will be improved, providing fast and reliable connections. This is supported by objective 'Transport Infrastructure' which encourages development to make appropriate provision to ensure safety and reduce congestion on the road network. It also seeks to make appropriate provision for public transport, walking and cycling within developments and with the wider network. The vision also looks to improve strategic transport routes of the A120, A12, Halstead link road; providing fast and reliable connections to London, London Stansted Airport, the east coast ports and other key regional centres. This may encourage car usage in the district and therefore overall mixed minor positive and minor negative effects are expected for SA objective **8: Transport and travel**.

**6.12** The vision seeks to deliver high quality green infrastructure in the district and ensure that the unique natural and historic environment continue to be protected and enhanced. Two supporting objectives, 'Protection of the Environment' and 'Good Quality Design' are likely to contribute to positive effects in relation to many of the natural and built environment related SA objectives. Both of these objectives seek to improve the quality of the local environment, by protecting the natural and historic environment, and landscape character. Development should be planned with high quality green infrastructure and space for flora and fauna, with no net loss of

biodiversity to result. Therefore, these objectives directly address SA objectives **7: Biodiversity and geodiversity**, **9: Cultural heritage** and **15: Landscapes and townscapes** and positive effects are identified.

**6.13** The vision seeks to deliver development that makes best use of new technologies to ensure suitability and sustainability now and in the future. Supporting objective 'Sustainability' encourages development in the most well-connected areas and encourages use of renewable energy and energy efficiency measures, resulting in positive effects for SA objective **10: Climate mitigation**. Supporting objective 'Protection of the Environment' encourages green infrastructure provision in the district. Indirect minor positive effects are therefore also expected for SA objectives **11: Climate adaptation** and **13: Flood risk**.

**6.14** Objective 'Protection of the Environment' also sets out that the Council will seek to minimise the impact of all forms of pollution on the health and amenity of local residents and the natural and built environment. Positive effects are therefore identified for SA objectives **12: Water resources and quality** and **14: Air quality**. The objective 'Sustainability' also seeks to ensure that development makes best use of sites that have been previously developed. The use of natural resources should be minimised. Positive effects are identified for SA objectives **16: Waste and resource efficiency** and **17: Soil**.

**6.15** Where relevant, positive environmental effects are mixed with uncertain negative effects associated with built development and the delivery of new housing, infrastructure and employment development required to support the vision and supporting objectives.

## Spatial strategy

**6.16** This section presents the appraisal findings for Spatial Strategy policies of the Draft Local Plan. The effects are presented in **Table 6.2** and summarised for each policy below.

Table 6.2: Summary of SA findings for spatial strategy policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR1 Spatial Strategy for Braintree District	++/-?	++	++/-	++/-	++/-	++	--/+	++/-	+/-?	++/-	+	--/+	+/-	++/-	+/-?	+/-	--/+
LPR 2 Development Boundaries	+	0	0	+	0	+	+	+	-?	0	0	0	0	0	++	0	++

## LPR 1 Spatial Strategy

**6.17** LPR1 sets out the spatial strategy and settlement hierarchy for Braintree, concentrating majority of development within the district's main towns of Braintree, Halstead and Witham, as well as along the A120/A12/Great Eastern Mainline corridor.

**6.18** The plan is expected to deliver enough housing to meet the needs of the district and will help deliver homes. Policy LPR 1 seeks to concentrate development in and around the District's main settlements and key transport corridors. The policy identifies that ten Strategic Growth Locations (SGLs) will provide strategic locations for homes and employment within the plan period. Each of these SGLs have been appraised separately later in this section of the report, under their respective policies (LPR 19 – LPR 28). The delivery of housing development to include a number of strategic locations is likely support the delivery of a mix of housing types and tenures through larger scale development. The balanced approach set out through Option 1 includes large scale sites that would likely have longer lead in times. Smaller and medium sites are focussed on the main towns and key service villages are likely to be achieved in the shorter term. This option also includes a limited amount of growth in smaller settlements that could go some way to addressing the need for houses in rural areas including in the west and north of the District. Overall, a significant positive effect is expected in relation to SA objective **2: Access to housing**.

**6.19** By directing most housing development to the District's main settlements and key transport corridors, the spatial strategy focuses most development at locations that benefit from access to a range of services and facilities and local employment opportunities. The scale of growth proposed in these locations and at the SGLs is likely to be of a scale to support new and expanded services and facilities.

**6.20** Each of the district's communities within the top 20% most deprived in terms of overall deprivation are located in Braintree town, Witham and Halstead. These towns are the greatest focus for development over the Plan period. Development in these locations could help to address deprivation through support for new and improved

services and facilities. Furthermore, the larger size and more established nature of these settlements is likely to mean that these are some of the areas of the District at which community networks are most resilient to change, supporting community cohesion during delivery of the spatial strategy. The element of growth at smaller sites at both the main towns and key service village settlements could be delivered more rapidly and support improved access to existing services and facilities and jobs. Limited growth allowed for at second and third tier settlements (such as Great Yeldham and Finchingfield) could result in some residents having to travel longer distances to access most services and disruption of existing community networks. Mixed significant positive and minor negative effects are identified for SA objective **1: Safe and cohesive communities**. However, effects will depend on the design and layout, particularly in terms of how well-connected development is to the existing community, meaning they are partly uncertain.

**6.21** The spatial strategy outlines that development will be accommodated within/adjoining settlements according to their scale, sustainability and existing role both with each local area and across the wider strategic area. The district's main settlements and key service villages benefit from access to a range of services and facilities, including local schools, primary healthcare facilities, public open spaces, employment opportunities and existing public transport connections. Braintree town, Witham, Hatfield Peverel and Kelvedon benefit from existing rail connections, and the remaining larger settlements benefit from more frequent bus services than other areas of District. Given that the spatial strategy directs most development to the main settlements and along the Eastern Mainline corridor significant positive effects are expected in relation to SA objectives **4: Services and facilities** and **8: Transport and travel**. Given the potential for increased numbers of journeys to be made in the plan area and for some services to become overburdened as new development occurs, these positive effects are expected in combination with minor negative effects. The negative effects also reflect direction of a small level of development to the lower order settlements and in the north of the District. High levels of accessibility are expected to correspond to good access to health, education and employment facilities and therefore similar, mostly positive effects are also expected for SA objective **3: Health and wellbeing**, **5: Economic growth** and **6: Access to education**.

**6.22** There are several biodiversity assets present within the main areas of focus for growth and development; in and around the District's main settlements and strategic transport corridors. There are potential for negative effects, particularly where new development is in proximity to Local Nature Reserves, local wildlife sites and priority habitat, for example the new settlement at Kelvedon. Policy LPR 1 seeks to promote the conservation and enhancement of the natural environment in the wider countryside. However, the scale of development is likely to support the incorporation of substantial green infrastructure to benefit biodiversity, including connectivity of habitats, aligned to the Local Nature Recovery Strategy. This could also provide new opportunities for people to access green infrastructure and wildlife, reducing pressures elsewhere. As such, significant negative effects are mixed with minor positive effects for SA objective **7: Biodiversity and geodiversity**. Such effects remain uncertain as they depend on the exact design and location of development.

**6.23** Listed buildings and conservation areas are concentrated in and around the urban areas of the district, including the district's main towns and key service villages. Focusing development on these locations has potential for associated adverse impacts on the settings of these assets, or the assets themselves. The option also includes growth locations along the A12/GEML corridor, including a new settlement at Kelvedon. New development focussed on a strategic scale site in this manner is likely to require a high level of greenfield land take, which could affect the setting of any heritage assets in the surrounding area. In particular, it could impact negatively the separate identities of Kelvedon and Witham, unless carefully designed. There are a number of heritage assets in this area, including on the outskirts of Kelvedon itself. There may be scope, however, to explore ways to safeguard any historic views and also consider whether existing heritage assets might be brought back into active use, including for economic purposes such as tourism. In addition, there may be potential to incorporate the historic environment into the overall scheme, for instance through a heritage-led design approach. However, effects remains uncertain as effects depend on the exact location and design of development. A mixed minor positive and minor negative effect with uncertainty is therefore identified for SA objective **9: Cultural heritage**.

**6.24** The extent to which development adopts energy-efficient design, which will be governed by Building Regulations (which form part of the baseline against which the plan has been assessed) together with any more stringent measures required by

Local Plan DM policies (which are assessed separately in the SA). The spatial strategy seeks to accommodate new development according to the role of the settlement including its sustainability. The extent to which the location of development would reduce the need to travel and facilitate the use of sustainable modes of transport has been discussed under SA objective 8 (above) and similar effects are expected in relation to SA objectives **10: Climate change mitigation** in relation to transport emissions.

**6.25** Development focussed on urban extensions and at the new settlement may provide opportunities to enable new substantial green infrastructure provision, as well as linking to existing green infrastructure. Delivery of these benefits will be most dependent upon the design planning for the strategic allocations. In relation to the urban extensions, there could be opportunities to benefit existing residents where large scale growth would be provided adjacent to and as an extension of the existing settlement, and green infrastructure is incorporated. The spatial strategy is expected to have a minor positive effect in terms of **11: Climate adaptation** although effects will also depend on the design of new development delivered through the spatial strategy.

**6.26** Most of the district falls within Source Protection Zone (SPZ) 3, with smaller areas falling within SPZ 1 and 2, including within Braintree town. There are a number of watercourses and waterbodies within and around the district's main towns and villages. Delivery of the spatial strategy has the potential for adverse effects in relation to the water environment. The total amount of development will also add to the existing water stress in the District. The large development sites in particular could provide additional services and facilities, which could contribute to the upgrading of the water recycling centres (WRC). A mixed significant negative effect and minor positive is identified for SA objective **12: Water resources and quality**.

**6.27** While majority of the district falls within Flood Zone 1, there are areas of fluvial and surface water flood risk throughout; including within the three main settlements and key service villages. There is potential for associated adverse effects due to exposure of new residents to these areas of flood risk. In addition, large scale development of greenfield land in the district is likely to reduce rainfall infiltration, which could exacerbate surface water flood risk. There may be scope, particularly in larger scale developments, to provide SuDS infrastructure that could assist in

mitigating this. As such, a mixed minor positive and minor negative effect is identified for SA objective **13: Flood risk**. Effects will, however, depend on the exact location and design of development.

**6.28** The spatial strategy seeks to focus development along the A12/A120 corridor which may result in additional air quality pressures along these key transport routes, with increased traffic volumes. While focusing majority of development on the District's main settlements will increase walking, cycling and public transport use, delivery of the spatial strategy is likely to increase the use of cars generally, leading to an increase in air pollution. However, the main towns and transport corridors are also the locations within the District that best served by sustainable transport links. This will help to ensure that residents moving to these areas have a greater choice of less polluting forms of transport for a wide range of journey needs, which may mean that additional pollution levels can be to some extent minimised. Furthermore, the inclusion of large scale developments in the spatial strategy should allow provision of new or enhanced active travel and public transport, which is likely to further support less polluting transport choices. Provision of open space and natural features such as trees and hedgerows on sites of this scale could help to filter out air pollution. An overall mixed effect (significant positive / minor negative) is identified for SA objective **14: Air quality**.

**6.29** The spatial strategy aims to accommodate development within existing settlements and identifies re-use of previously developed land as an important objective, helping prioritise development on previously developed land over greenfield land where possible. However, the scale of growth proposed, including at the urban edge and in the District's smaller towns and villages, is likely to result in adverse effects to landscape character. There are several areas surrounding the District's existing settlements identified as having 'medium' and 'high' landscape sensitivity to new development. Policy LPR 1 outlines that future growth will be planned to ensure existing settlements maintain their distinctive character, to avoid coalescence between them, and to conserve their setting. It will also protect landscape character in the countryside by directing most development to existing settlements. An overall mixed effect (minor positive and minor negative) is expected in relation to SA objective **15: Landscapes and townscapes**. Effects remain uncertain, dependent on the exact location and design of new development.

**6.30** Focusing most development at the larger, more established settlements in the plan area will help promote redevelopment of brownfield land and could reduce requirement for substantial new infrastructure compared to an approach that makes use of less developed locations for growth. Regardless, the strategy will require significant amounts of construction materials to be achieved and will result in increased waste being produced during the construction process and once properties are occupied. Overall, a mixed minor positive and minor negative effect is expected in relation to SA objective **16: Waste and resource efficiency**.

**6.31** A mixed minor positive and significant negative effect is expected for SA objective **17: Soil**. Notwithstanding re-use of previously development land within settlements being identified as an important objective, a considerable proportion of development at the urban edge will result in greenfield land take, including best and most versatile agricultural land, with areas of Grade 2 ALC land prominent across the District.

## LPR 2 Development Boundaries

**6.32** LPR 2 permits development within development boundaries where it satisfies amenity, design, environmental and highway criteria. It also seeks to ensure that development take places without material adverse detriment to the existing character and historic interest of the settlement. Focusing development within development boundaries is likely to promote existing service centres, resulting in positive effects for SA objective **4: Services and facilities**. Development within development boundaries will also help contribute positively to reduce social exclusion by ensuring easier access to jobs, shopping, services and leisure facilities for all. Positive effects are also expected for SA objective **8: Transport and travel**, as public transport links, services and facilities are likely to be located primarily within urban areas.

**6.33** Listed buildings and conservation areas are concentrated in and around the urban areas of the district, therefore development within existing settlement boundaries could lead to negative effects on the settings of these assets, or the assets themselves, resulting in negative effects on SA Objective **9: Cultural**

**heritage.** This remains uncertain as effects depend on the exact location and design of development.

**6.34** A significant positive effect is expected for SA objective **15: Landscape and townscape**, as Policy LPR 2 seeks to focus most types of development within existing settlement boundaries, with development outside of development boundaries restricted to appropriate countryside uses. The policy seeks to protect and enhance valued landscapes, the character of the countryside, sites of biodiversity or geodiversity value and soils in rural areas. Minor positive effects are therefore also identified for SA objectives **7: Biodiversity and geodiversity**.

**6.35** By implementing a more restrictive approach to development outside of settlement boundaries, the policy is also likely to help preserve greenfield agricultural land, directing development towards previously developed and non-agricultural land, thereby significant positive effects are also anticipated for SA objective **17: Soils**.

## Employment

**6.36** This section presents the appraisal findings for policies included under 'Employment' heading of the Draft Local Plan Review. The effects are presented in **Table 6.3** and summarised for each policy below. Site allocation policies LPR 6 and LPR 7 are appraised individually within **Table 6.4** and **6.5**.

Table 6.3: Summary of SA findings for employment policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 3 Strategic Employment	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0
LPR 4 Location of Employment Land	0	0	0	0	++	0	-?	+/-	-?	0	0	-?	0?	-?	--?	0	--/+
LPR 5 Employment Policy Areas	0	0	0	+	++	0	0	+	0	0	0	0	0	0	0	0	0
LPR 8 Business Parks	0	0	0	+	+	0	0	+	-?	0	0	0	0	0	+	0	0
LPR 9 Rural Enterprise	+	0	0	0	+	0	0	+/-	0	0	0	0	0	0	+	0	0
LPR 10 Tourist Development within the Countryside	0	0	0	0	++	0	0	+/-	0	0	0	0	0	0	+	+	--/+

## LPR 3 Strategic Employment

**6.37** A significant positive effect is expected for Policy LPR3 in relation to SA objective **5: Economic growth**. The policy promotes a flexible approach to the growth of economic sectors in Braintree across the plan period and outlines associated quantum of employment land provision, evidenced by the Employment Land Needs Assessment.

**6.38** Effects associated with the location of sites are assessed through the employment policies, LPR4, LPR5 and LPR8 below.

## LPR 4 Location of Employment Land

**6.39** Policy LPR 4 identifies all that all sites or buildings in current or recent use as an employment site will be retained for such uses where they continue to offer a viable and sustainable location for such uses. Seven existing (totalling 36.8ha) and six new (totalling 29.9ha) employment site allocations are identified to meet the needs set out within Strategic Employment Policy LPR 3. The policy also identifies two new allocations to be delivered after the plan period, including 33ha of land at Kings Dene and 1ha of employment land at Land East of Braintree. The environmental effects associated with these Strategic Growth Locations have been identified through appraisal of their respective policies (Policies LPR 19 – LPR 27). Overall, a significant positive effect is expected in relation to SA objective **5: Economic growth** as the Policy ensures employment sites are identified to meet the future needs set out in LPR 3.

**6.40** There is potential for adverse effects on biodiversity from all new employment development in the district. A small number of the new allocated sites are more sensitive in terms of their proximity to biodiversity assets. For example, new allocation (h) 'Extension off Barlow Tyrie, Springwood Drive industrial area in Braintree' is located adjacent to Panfield Wood local wildlife site and ancient

woodland. An overall uncertain minor negative effect is identified for SA objective **7: Biodiversity and geodiversity**.

**6.41** Existing employment allocations are concentrated in the district's main settlements – Braintree, Witham and Halstead. Most new employment allocations act as extensions to existing employment areas. Most new employment allocations adjoin the district's main settlements and are therefore more likely to be near existing public transport connections, such as bus stops. However, their location at the urban edge mean few are in close proximity of the district's train stations. Some sites, such as new allocation (l) 'Extension to Gosfield Business Park, the old airfield' are not in proximity of any public transport connections and therefore employees will likely rely on private vehicles for access. An overall mixed effect (minor positive / minor negative) is expected in relation to SA objective **8: Transport and travel**.

**6.42** Development of most new employment site allocations are considered unlikely to impact heritage assets. However, a few new allocations are in proximity of designated heritage assets such as listed buildings or Conservation Areas. These include site (i) 'Slamseys Farm' and (j) 'Shardloes Workshop, Cressing'. Therefore, uncertain minor negative effects are identified for SA objective **9: Cultural heritage**.

**6.43** High level uncertain minor negative effects are expected for a number of SA objectives, due to environmental impacts associated with new development. Development of new employment land at the urban edge is considered likely to have adverse effects in relation to these SA objectives. Most of the district falls within SPZ 2 and a number of sites are in proximity of small watercourses or waterbodies, with potential for some adverse effects on water quality. Increased volumes of vehicular traffic on the strategic road network, associated with new employment development may exacerbate air quality issues along the A12 / A120 corridor. Overall minor uncertain negative effects are identified for SA objectives **12: Water resources and quality** and **14: Air quality**. No new employment allocations are in areas of identified flood risk, however development of greenfield sites may have adverse effects in relation to surface water flood risk in the district. A negligible uncertain effect is identified for SA objective **13: Flood risk**.

**6.44** Uncertain significant negative effects are also expected in relation to SA objective **15: Landscapes and townscapes**. Several new employment allocations are located in areas of high and medium-high landscape sensitivity at the urban edge. This effect is mixed with minor positive effects as retention of existing employment areas and allocation of brownfield sites will direct development away from more sensitive areas of the district. Effects remain uncertain as they depend on the design of new development.

**6.45** A number of sites will result in loss of best and most versatile agricultural land. For example, site allocation (m) 'Land west of Horizon 120 Phase 2' is located in Grade 2 ALC land. On the other hand, retention of existing employment sites, and allocation of new sites on brownfield land – such as site (i) 'Slamseys Farm' – helps to prioritise development on previously developed land. An overall mixed effect (significant negative / minor positive) is expected for SA objective **17: Soil**.

## LPR 5 Employment Policy Areas

**6.46** The sites identified through LPR 5 are already in employment use and are effectively 'safeguarded' through this policy, rather than allocated. As such, there is no assessment of individual Employment Policy Areas.

**6.47** The policy sets out the uses which will be considered appropriate and permitted within employment areas. A significant positive effect is identified for LPR 5 in relation to SA objective **5: Economic growth**. The policy seeks to ensure that areas are retained with their predominant use for employment, including office, light industrial, manufacturing and storage and distribution. Repair of vehicles, waste management facilities and a limited amount of services to support the workers or businesses on the site may also be suitable in some locations.

**6.48** Restricting retail and indoor recreation uses on industrial estates will help to ensure that these uses remain in the district's service centres, supporting their vitality and making it more likely that customers will be able to access retail services by sustainable modes. Acceptable uses within Employment Policy Areas Supporting policy text outlines that office uses within town centres or edge of town centres will be

supported as these developments contribute towards their viability and vitality. Allowance for on-site provision of services for the benefit of industrial estate employees should reduce the need to travel. Overall, minor positive effects are identified for SA objectives **4: Services and facilities** and **8: Transport and travel**.

## LPR 8 Business Parks

**6.49** This policy identifies a number of employment sites which by virtue of their location, are only suitable for office or business use in order to maintain the character of the sites or to meet identified needs. Its purpose is to safeguard existing business parks. Policy LPR 8 restricts general industrial uses on employment areas that are considered to be unsuitable for these uses, for example because of poor access to the strategic road network or likely adverse effects on surrounding uses. A minor positive effect is identified for SA objective **5: Economic development** as the policy will support the provision of a range of suitable employment sites to meet identified needs of the district. The policy should help to avoid traffic congestion and direct industrial uses to locations where they are accessible to the strategic road network. A minor positive effect is identified for SA objective **8: Transport and travel**. A minor positive effect is also identified in relation to SA objective **15: Landscapes and townscapes** as the policy states that it seeks to maintain the character of existing sites.

**6.50** The purpose of the policy is to retain existing business parks in the district. However, a number of spatially specific effects were identified in relation to individual allocations. Most sites are located within the district's main settlements with access to existing public transport connections, furthering the minor positive effect identified in relation to SA objective 8. Sites in town centre locations are likely to help support the viability and vitality of the district's town centres by supporting appropriate employment uses. A minor positive effect is identified for SA objective **4: Services and facilities**. Uncertain minor negative effects are identified for SA objective **9: Cultural heritage**. Several business allocations are within Conservation Areas and in the vicinity of several listed buildings. Development within these sites may impact these designated assets but effects remain uncertain.

## LPR 9 Rural Enterprise

**6.51** This policy supports small-scale commercial development outside development boundaries, which involves the conversion and re-use of existing buildings (as opposed to new development) in specific circumstances. A minor positive effect is identified for SA objective **5: Economic growth** as this will support employment in rural areas and support the rural economy. A minor positive effect is also expected for SA objective **1: Community safety and cohesion**, as the policy will aid rural inclusion, and **8: Sustainable transport** as it will reduce the need for rural communities to commute further to work. However, this is mixed with a minor negative effect as it encourages development in areas of the district with poor public transport connectivity, increasing reliance on private vehicles.

**6.52** The policy requires that there are no unacceptable impacts on the local road network, residential amenity, the character the site or surrounding countryside and its landscape value. It promotes sustainable re-use of existing buildings, as opposed to new development in the countryside, and therefore minor positive effects are identified for SA objective **15: Landscapes and townscapes**.

## LPR 10 Tourist Development within the Countryside

**6.53** This policy is supportive of tourist accommodation and facilities, including extensions to new facilities in the countryside, subject to certain criteria. The District has a high number of towns and villages that are popular tourist destinations due to the high quality of their built and historic environment. A significant positive effect is identified for SA objective **5: Economic growth** as the policy will enhance the District's potential for tourism, with facilities and accommodation supporting local jobs. Facilities will be required to demonstrate long term viability of the scheme by providing a business plan.

**6.54** New tourist development is likely to encourage additional vehicular traffic in rural areas of the District with more limited public transport. Policy requires that large-scale

proposals are accessible to adequate public transport, cycling and walking links and that appropriate, convenient and safe vehicular access can be gained from the public highway and appropriate parking is provided. An overall mixed effect (minor positive / minor negative) is expected for SA objective **8: Sustainable transport**. Policy requires that development must not materially adversely affect the character, amenity or appearance of the area and must include a high-quality landscaping scheme, resulting in an overall minor positive effect in relation to SA objective **15: Landscapes and townscapes**. A minor negative effect is identified for SA objective **17: Soil** as new development in the countryside has the potential to result in loss of best and most versatile agricultural land, although this is uncertain.

## Employment allocation policies

**6.55** This section presents the appraisal of the policies that allocate specific employment sites in the District. The first column in the appraisal matrix for each site presents the likely sustainability effects for the allocation without any mitigation that might be required through the specific policy that allocates it (i.e. a ‘policy-off’ appraisal).

**6.56** Where site-specific allocation policies in the Draft Local Plan include mitigation, this has been reflected in the final column of the appraisal matrix for each site. The effects of other policies in the Local Plan are not included in the appraisals of individual site allocations; instead, the effects of the Plan as a whole are considered in Chapter 7.

**6.57** The text below each table setting out the likely sustainability effects for each site in this chapter, presents details of where the related site allocation policy could potentially mitigate negative effects and strengthen positive effects of development at the site. The text below each table focusses on describing where potential changes to the effects for the SA objectives could result when considering the policy requirements. Where commentary is not included in relation to specific SA objectives, it is expected that the findings of policy-off appraisal for the site would not be affected by the requirements set out in the site allocation policy.

# LPR 6 Kelvedon Park

**6.58** Land at Kelvedon Park is allocated as a Special Employment Area to meet the requirements of the emergency services for facilities, training, car parking and vehicle maintenance.

**6.59** The site was appraised policy-off as site RIVE 364.

**Table 6.4: Summary of SA Findings**

SA Objectives	Site RIVE364	Site considering Policy LPR 6
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	N/A	N/A
SA3: Health and wellbeing	+	+
SA4: Services and facilities	--	--
SA5: Economic growth	+	+
SA6: Access to education	N/A	N/A
SA7: Biodiversity and geodiversity	-	-

SA Objectives	Site RIVE364	Site considering Policy LPR 6
SA8: Transport and travel	--	--
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.60** By providing additional facilities for the emergency services, this policy may contribute to increasing community safety, leading to minor positive effects on SA objective 1: **Safe and cohesive communities**. Policy LPR 6 requires that development on the site is required to meet a number of criteria including

requirements for car parking, boundary screening to the rear of the site and retention of the parkland setting to the front of the site. The policy requirements for development of the site are not considered to be of a scale to alter the effects identified through appraisal of the site allocation.

## LPR 7 Allshots Farm, Rivenhall

**6.61** Land at Allshots Farm, Rivenhall is allocated for employment use with structural landscaping.

**6.62** The site was appraised policy-off as site KEL5E.

**Table 6.5: Summary of SA Findings**

SA Objectives	Site KEL5E	Site considering Policy LPR 7
SA1: Safe and cohesive communities	0	0
SA2: Access to housing	N/A	N/A
SA3: Health and wellbeing	+	+
SA4: Services and facilities	--	--
SA5: Economic growth	-	+

SA Objectives	Site KEL5E	Site considering Policy LPR 7
SA6: Access to education	N/A	N/A
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	--	--
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.63** The site is allocated for employment uses. The minor negative effect identified for SA objective **5: Economic growth** reflecting its smaller size and location some distance from the nearest town centre is adjusted to a minor positive effect.

Due to the site's rural nature, Policy LPR 7 requires that redevelopment will only be considered appropriate subject to certain criteria. Development must not cause unnecessary light pollution, be appropriate to the rural setting of the site, deliver a full landscaping scheme which minimises development impact on the countryside. The policy requirements of LPR 7 are likely to mitigate adverse impacts on landscape character associated with development of the site; however, are not considered to be of a scale to result in positive effects. The uncertain negligible effect identified for SA objective **15: Landscapes and townscapes** remains applicable.

## Shops and services

**6.64** This section presents the appraisal findings for policies included under 'Shops and services' heading of the Draft Local Plan. The effects are presented in **Table 6.6** and summarised for each policy below.

Table 6.6: Summary of SA findings for shops and services policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 11 Retailing and Regeneration	+	0	0	++	++	0	0	+	?	0	0	0	0	0	+	0	+
LPR 12 Primary Shopping Areas	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 13 District Centre - Great Notley	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 14 Braintree Village Designer Outlet Centre	0	0	0	+/-	+	0	0	+/-	0	0	0	0	0	0	0	0	0
LPR 15 Leisure and Entertainment	0	0	0?	+	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 16 Retail Warehouse Development	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0
LPR 17 Retail Site Allocations	0	0	0	++	++	0	0	+	?	0	0	0	0	0	+/-?	0	++/--

## LPR 11 Retailing and Regeneration

**6.65** A significant positive effect is expected in relation to SA objective **4: Services and facilities** and **5: Economic growth** as the policy promotes the vitality and viability of the District's existing town, district and local centres, ensuring development is consistent with the town centre hierarchy. Impact assessment is required for town centre developments which are above a certain floorspace threshold, promoting development within town and local centres, thereby further supporting these SA objectives. A minor positive effect is identified for SA objective **1: Safe and cohesive communities** as policy supports the creation of vibrant and safe centres and diversification of the evening economy in the main town centres. Vibrant nighttime town centres can enhance safety through increased human presence and activity. As the retail hierarchy seeks to concentrate development in town centres where access via sustainable transport is greatest, a minor positive effect is identified for SA objective **8: Transport and travel**.

**6.66** All locations identified for regeneration in this policy lie within conservation areas and within proximity of listed buildings. The effects of this policy with regards to SA objective **9: Cultural heritage** therefore remain uncertain as the effects of regeneration on the settings of these features and character of the conservation area are uncertain. A minor positive effect is expected for SA objective **15: Landscape and townscape** and SA objective **17: Soil** as the policy seeks to direct development to within town, district and local centres thereby prioritising brownfield land and encouraging the creation of attractive centres through regeneration.

## LPR 12 Primary Shopping Areas

**6.67** A significant positive effect is expected in relation to SA objective **4: Services and facilities** as the policy is focused on providing a balance of retail and non-retail town centre uses, to maintain the vitality and viability of primary shopping areas. For similar reasons a minor positive effect is expected for SA objective **5: Economic growth**. Primary Shopping Areas are located within Town Centres and therefore

support activity where sustainable transport is greatest, therefore a minor positive effect is identified for SA objective **8: Transport and travel**.

## LPR 13 District Centre - Great Notley

**6.68** A significant positive effect is identified for SA objective **4: Services and facilities** as the policy is supportive of district centre uses which will provide important local facilities. A minor positive effect is also identified for SA objective 5: **Economic growth** for the same reasons. A minor positive effect is identified for SA objective **8: Transport and travel** as providing facilities in the District Centre reduces residents of Great Notley's need to travel further to meet many of their daily needs.

## LPR 14 Braintree Village Designer Outlet Centre

**6.69** This policy seeks to maintain the out-of-town shopping outlet for its existing use. Supporting policy text indicates that the outlet intends to be complementary to Braintree Town Centre, rather than competing with it. An overall mixed effect (minor positive / minor negative) is identified for SA objective **4: Services and facilities** as the outlet centre provides local shops and facilities within Braintree but has the potential to draw away opportunities from Braintree Town Centre, having adverse impacts on the town centre. A minor positive effect is identified for SA objective **5: Economic growth**. The area is connected to Braintree town centre by hourly train service and more frequent bus service. However, the supporting policy text indicates that improvements and additional car parking proposals will be encouraged, to alleviate parking challenges at peak times. There is no mention of enhancing sustainable travel to the outlet centre. Therefore, a mixed effect (minor positive / minor negative) is identified for SA objective **8: Transport and travel**.

## LPR 15 Leisure and Entertainment

**6.70** This policy is supportive of retaining areas identified for Leisure and Entertainment uses (indoor sport, recreation or fitness, local community shops,

entertainment venues etc.) This policy will have a positive impact on the economy as leisure and entertainment facilities provide local employment opportunities and ensure the vitality of settlements. A minor positive effect is therefore identified for SA objectives **4: Services and facilities** and **5: Economic growth**.

**6.71** The policy supports these uses in allocated areas, including for indoor sport, recreation and fitness. However, it does not outline support for delivery of specific facilities and therefore an uncertain negligible effect is identified for SA objective **3: Health and wellbeing**. The areas are within the district's larger settlements and are served by existing public transport connections. Therefore, a minor positive effect is identified for SA objective **8: Transport and travel**.

## LPR 16 Retail Warehouse Development

**6.72** This policy supports retail warehouse development within or immediately adjoining town centres. As such a minor positive effect is expected for SA objective **5: Economic growth** as it may provide employment opportunities. If no such sites are available then the sequential approach will be applied, together with an impact assessment. This will safeguard the viability and vitality of the centres and so a minor positive effect is likely for SA objective **4: Services and facilities**.

## LPR 17 Retail Site Allocations

**6.73** The policy is supportive of intensifying retail use and other town centre uses on existing retail sites within existing Town Centres of Braintree and Witham. It is also supportive of new retail provision at strategic growth locations and at site allocation at land off Millenium Way, Braintree.

**6.74** Significant positive effects are identified for SA objectives **4: Services and facilities** and **5: Economic growth** as the policy supports the retail offer of the District, and the viability and vitality of its two main town centres. It also supports retail provision in strategic growth locations, improving local access to retail facilities for new residential sites. A minor positive effect is identified for SA objective **8:**

**Transport and travel** as identified sites are well served by existing public transport connections and retail provision in strategic growth locations reduces residents' need to travel to meet their daily needs.

**6.75** Some sites identified for retail development in this policy lie within a conservation area and within proximity of listed buildings. The effects of this policy with regards to SA objective **9: Cultural heritage** remain uncertain as the effects of development on the setting of these features and on the character of the relevant conservation area are uncertain. Uncertain mixed effects (minor positive / minor negative) are identified for SA objective **15: Landscape and townscape** as retail developments may deliver positive town centre regeneration, enhancing local townscape character. However, there is potential for adverse impacts on local landscape character from new retail development, including on allocated sites at the urban edge. An overall mixed effect (significant positive / significant negative) is identified for SA objective **17: Soil** as the policy both encourages re-use and intensification of underutilised town centre sites, but it also supports new development on greenfield sites including locations with best and most versatile agricultural land.

## Housing allocation policies

**6.76** This section presents the appraisal of the policies that allocate sites in the District. The SA presents the appraisal of all sites included in the plan. This takes in all sites allocated by site specific policy in the emerging Local Plan, including sites previously allocated by the currently adopted Local Plan and sites that now have planning permission. It also includes sites that were not identified for allocation in the adopted Local Plan and as such are newly identified sites in the Local Plan presently subject to SA.

**6.77** The same approach has been taken for the appraisal of the housing allocation policies as described earlier in this chapter for the appraisal of the employment allocation policies.

# LPR 18 Housing Provision and Delivery

6.78 This section presents the appraisal findings for Policy LPR 18.

**Table 6.7: Summary of SA findings for Policy LPR 18**

SA Objectives	Policy LPR 18
SA1: Safe and cohesive communities	0
SA2: Access to housing	++
SA3: Health and wellbeing	0
SA4: Services and facilities	0
SA5: Economic growth	0
SA6: Access to education	0
SA7: Biodiversity and geodiversity	0
SA8: Transport and travel	0
SA9: Cultural heritage	0

SA Objectives	Policy LPR 18
SA10: Climate change mitigation	<b>0</b>
SA11: Climate change adaptation	<b>0</b>
SA12: Water resources and quality	<b>0</b>
SA13: Flood risk	0
SA14: Air quality	0
SA15: Landscapes and townscapes	0
SA16: Waste and resource efficiency	<b>0</b>
SA 17: Soil	<b>0</b>

**6.79** Policy LPR 18 sets out that the Council will plan, monitor and facilitate the delivery of a minimum of 18,959 new homes between 2026 and 2041. The policy outlines that homes will be located primarily in the district's main towns and key service villages and ten SGLs. The remainder of housing land supply will be made of existing commitments and planning permissions, homes on smaller non-strategic site allocations and a windfall allowance. The total supply of 19,168 homes will be delivered in the district to 2041 and an additional 5020 new homes will be delivered post-2041, primarily on larger strategic sites. Overall, a significant positive effect is expected in relation to SA objective **2: Access to housing** given the substantial contribution that will be made to housing delivery to meet local need.

**6.80** The spatial specific effects of each SGL designation have been appraised separately under the headings for their respective policies (Policies LPR 19 – LPR 28). Furthermore, the appraisal of distribution of growth in the plan area (i.e. the spatial strategy) has been considered through the appraisal of Policy LPR1 earlier in this report.

**6.81** The effects of these elements of the plan are not repeated at this point of the report.

## LPR 19 SGL Hayeswood, East of Great Notley, South of Braintree

**6.82** Land at Hayeswood, East of Great Notley, South of Braintree is allocated for mixed-use development including new homes, retail space, open space and community uses.

**6.83** The allocation was appraised policy-off as site BLAN 114.

**Table 6.8: Summary of SA findings for Hayeswood, East of Great Notley, South of Braintree**

SA Objectives	Site BLAN 114	Site considering LPR 19
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	++	++

SA Objectives	Site BLAN 114	Site considering LPR 19
SA3: Health and wellbeing	+	++
SA4: Services and facilities	-	+
SA5: Economic growth	-	+
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	--	--
SA8: Transport and travel	+	++/-
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--

SA Objectives	Site BLAN 114	Site considering LPR 19
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	-?	-?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.84** The negligible effect identified for SA objective **1: Safe and cohesive communities** is upgraded to a minor positive effect. The policy requirements set out provision of local retail and food outlets as part of a village centre, which will help support a sense of community in the area. The site is located some distance from the closest local centre which is reflected in the minor negative effect identified for the policy-off for SA objective **4: Services and facilities**. However, the on-site provision of services within a new village centre will help meet residents' day-to-day, and therefore the effect is upgraded to a minor positive effect.

**6.85** Policy LPR 19 allocates the site for the delivery of up to 1,750 new homes of a mixed size and type appropriate to the area. A significant positive effect is therefore expected in relation to SA objective **2: Access to housing** as the site will make a substantial contribution to housing need in the plan area. The policy also supports the provision of or contribution towards a Gypsy and Traveller site, which will help to address the accommodation needs of this group.

**6.86** The site is in close proximity of PRowS and existing open space. Policy LPR 19 explicitly states that the provision of community facilities including a contribution to or provision of infrastructure for new NHS facilities will be provided at the site. Additionally, the policy requires the provision of public open space and informal and formal recreation. These measures will benefit physical and mental health of new residents and those in the surroundings. Therefore, the minor positive effect identified for SA objective **3: Health and wellbeing** is strengthened to a significant positive effect.

**6.87** The site is located over 400m from the closest local centre and is located within an area within the 80-100% for job density in the district. Therefore, minor negative effects were initially identified for SA objective **5: Economic growth**. The policy requires the provision of new retail and food outlets as part of a village centre, which is likely to support the creation of small-scale local employment opportunities. The policy also requires the development to provide appropriate employment uses to support a major new community. The minor negative effect identified for SA objective 5 is therefore updated to a minor positive effect.

**6.88** The site is served by nearby bus facilities and is close to existing cycle routes, resulting in a minor positive effect for SA objective **8: Transport and travel**. Policy LPR 19 requires development to integrate with existing communities and the wider area through the provision of public footpaths, cycleways and, where opportunities exist, bridleways. This could be achieved through the enhancement of existing, or the creation of new, public rights of way, which could help to support a modal shift in the area. However, the requirements of the policy are not considered substantial enough to warrant a significant positive effect. Overall, a minor positive effect remains applicable in relation to SA objective 8.

## LPR 20 SGL Land East of Broad Road, Braintree (site allocation is carried forward from adopted Local Plan)

**6.89** Land East of Broad Road, Braintree is allocated for mixed-use development including new homes, employment development, retail space, open space and community uses.

**6.90** The allocation was appraised policy-off as site BOCN 132.

**Table 6.9: Summary of SA findings for Land East of Broad Road, Braintree**

SA Objectives	Site BOCN 132	Site considering LPR 20
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	++	++
SA3: Health and wellbeing	0	++
SA4: Services and facilities	-	+
SA5: Economic growth	-	+
SA6: Access to education	+	+

SA Objectives	Site BOCN 132	Site considering LPR 20
SA7: Biodiversity and geodiversity	--	--
SA8: Transport and travel	-	+
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

6.91 Policy LPR 20 requires the development of the site provide for local retail facilities and contributions to other community facilities as appropriate, including local

health facilities. The negligible effect received for SA objective **1: Safe and cohesive communities** is upgraded to a minor positive effect as the provision of accessible services and facilities will support social interaction and a sense of community. This provision also mitigates the previously identified minor negative effect for SA objective **4: Services and facilities**, which reflected the site's distance from the nearest town centre. As a result, this effect is upgraded to minor positive. The provision of these services is also expected to create a limited number of employment opportunities. The development is also required by the policy to incorporate land for employment development which will make a more substantial contribution to job opportunities for those at the site and the surroundings. As such the effect expected in relation to SA objective **5: Economic growth** is improved to minor positive.

**6.92** Policy LPR 19 allocates the site for the delivery of up to 1,000 new homes of a mixed size and type appropriate to the area. A significant positive effect is therefore expected in relation to SA objective **2: Access to housing** as the site will make a substantial contribution to housing need in the plan area. The policy also supports the provision of or contribution towards a Gypsy and Traveller site, which will help to address the identified accommodation needs for this group.

**6.93** The site is within close proximity of PRowS and existing open space. However, it is over 1,200m from the nearest GP surgery. Policy LPR 20 requires the provision of public open space and formal recreation on site, which includes improvements to the River Walk to the south of the site and public rights of way suitable for all users, linking to the town centre. The policy also stipulates that development is expected to provide local retail facilities and contributions to other community facilities as appropriate, including local health facilities. These measures will benefit physical and mental health. Therefore, an improved significant positive effect is expected in relation to SA objective **3: Health and wellbeing**.

**6.94** The site is served by nearby bus facilities. However, the site lacks access to rail services or cycle routes, resulting in a minor negative effect for SA objective **8: Transport and travel**. Given the requirement for the policy to provide public open space, formal and informal recreation, including improvements to the River Walk to the south of the site and public rights of way suitable for all users, linking to the town centre, an improved minor positive effect is recorded in relation to SA objective 8.

LPR 21 SGL Former Towerlands Park Site,  
 Braintree (site allocation is carried forward from  
 adopted Local Plan)

**6.95** Land at Former Towerlands Park Site, Braintree is allocated for mixed-use development including new homes, local retail facilities, open space and community uses.

**6.96** The allocation was appraised policy-off as site BOCN 137.

**Table 6.10: Summary of SA findings for Former Towerlands Park Site, Braintree**

SA Objectives	Site BOCN 137	Site considering LPR 21
<b>SA1: Safe and cohesive communities</b>	0	+
<b>SA2: Access to housing</b>	+	+
<b>SA3: Health and wellbeing</b>	++	++
<b>SA4: Services and facilities</b>	--	0
<b>SA5: Economic growth</b>	-	0

SA Objectives	Site BOCN 137	Site considering LPR 21
<b>SA6: Access to education</b>	-	+
<b>SA7: Biodiversity and geodiversity</b>	-	-
<b>SA8: Transport and travel</b>	-	-
<b>SA9: Cultural heritage</b>	0?	0?
<b>SA10: Climate change mitigation</b>	N/A	N/A
<b>SA11: Climate change adaptation</b>	N/A	N/A
<b>SA12: Water resources and quality</b>	--	--
<b>SA13: Flood risk</b>	0	0
<b>SA14: Air quality</b>	-	-
<b>SA15: Landscapes and townscapes</b>	0?	0?
<b>SA16: Waste and resource efficiency</b>	N/A	N/A

SA Objectives	Site BOCN 137	Site considering LPR 21
<b>SA 17: Soil</b>	--	--

**6.97** Policy LPR 21 requires the development of the site provide for local retail facilities and community facilities, including contributions to or provision of infrastructure for new NHS facilities. The negligible effect received for SA objective **1: Safe and cohesive communities** is upgraded to a minor positive effect as the provision of accessible services and facilities will support social interaction and a sense of community in the area.

**6.98** This provision also mitigates the previously identified significant negative effect for SA objective **4: Services and facilities**, which reflected the site’s distance from the nearest town, district and local centre. As a result, this effect is upgraded to negligible. The provision of new services at the site is also expected to create a limited number of employment opportunities. As such the effect recorded in relation to SA objective **5: Economic growth** is also amended to negligible.

**6.99** Policy LPR 19 allocates the site for the delivery of 575 new homes of a mixed size and type appropriate to the area. A significant positive effect is therefore expected in relation to SA objective **2: Access to housing** as the site will make a substantial contribution to housing need in the plan area.

**6.100** The site is within close proximity of public rights of way (PROW) and existing open space. However, the site is over 1,200m from the nearest GP surgery. Policy LPR 21 requires development to provide community facilities, including contributions to or provision of infrastructure for new NHS. The policy also requires the provision of public open space and formal and informal recreation on-site. These measures will benefit physical and mental health. Therefore, an improved significant positive effect is identified for SA objective **3: Health and wellbeing**.

**6.101** The site is not close to either a primary or secondary school and this is reflected in the minor negative effect recorded in the policy-off appraisal for SA objective **6: Access to education**. However, the policy requires that development at the site provides of a new primary school or financial contributions towards new primary school capacity in the locality, alongside the delivery of a 56-place stand-alone early years and childcare nursery. Therefore, an improved minor positive effect is expected in relation to this SA objective.

**6.102** The site is located within the Braintree town settlement boundary with limited potential for development to result in adverse impacts on more sensitive landscape in the district. The policy supports landscaping to the rural edge, which could enhance local landscape character. However, given that the policy does not set out substantial requirements that might enhance the landscape in Braintree District, the uncertain negligible effect recorded in relation to SA objective **15: Landscapes and townscapes** remains applicable. The effect remains uncertain given that it is dependent on the exact design and delivery of new development on the site.

## LPR 22 SGL Panfield Lane, North West Braintree (site allocation is carried forward from adopted Local Plan)

**6.103** Land at Panfield Lane, North West Braintree for mixed use development including new homes, employment development and community facilities and infrastructure.

**6.104** The allocation has been appraised policy-off as site BOS6H.

**Table 6.11: Summary of SA findings for Panfield Lane, North West Braintree**

SA objectives	Site BOS6H	Site considering LPR 22
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	++	++
SA3: Health and wellbeing	+	++
SA4: Services and facilities	+	++
SA5: Economic growth	+	+
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	-	+/-
SA9: Cultural heritage	0?	0?
SA10: Climate change mitigation	N/A	N/A

SA objectives	Site BOS6H	Site considering LPR 22
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.105** Policy LPR 22 requires the development of the site provide a new local centre for local retail facilities and other facilities. The negligible effect received for SA objective **1: Safe and cohesive communities** is upgraded to a minor positive effect as the provision of a new local centre will support social interaction and a sense of community in the area. Given that the new local centre will provide accessible services and facilities for new and existing residents located towards north west Braintree town the minor positive effect identified for SA objective **4: Services and facilities** is adjusted to a significant positive effect.

**6.106** The policy sets out the level of housing development at the site as 825 homes. Given the substantial contribution the site will make to the housing need of the

district, the significant positive effect previously recorded in relation to SA objective **2: Access to housing** remains applicable.

**6.107** The site is to be developed to deliver public open space and sport facilities. Furthermore, the development should deliver or contribute towards NHS facilities. As such the site is expected to provide public health benefits for new residents and those in the surroundings and an improved significant positive effect is recorded in relation to SA objective **3: Health and wellbeing**.

**6.108** Policy requires that 1ha of employment development is delivered within the SGL. As such there is potential support economic growth in this part of the district through the delivery of the site. However, the scale of employment growth supported is not considered to be of a scale to warrant an improvement to the minor positive effect identified in relation to SA objective **5: Economic growth**.

**6.109** The site already benefits from proximity to existing education facilities. Policy requires that a new primary school should be delivered on 2ha of suitable land. This requirement has potential to strengthen the significant positive effect identified in relation to SA objective **6: Access to education**.

**6.110** A minor negative effect is identified for SA objective **8: Transport and travel**. The site is in proximity of existing bus services but lacks access to nearby train stations or the cycle network. The policy requires that public rights of way for all users are provided, linking to the existing rights of way network which could help support increased travel by more sustainable modes. The policy also requires that a new spine road is provided, linking Springwood Drive to Panfield Lane which is likely to support increased travel by cars in the area. As such an overall mixed minor positive and minor negative effect is expected in relation to SA objective 8.

## LPR 23 SGL East of Braintree

**6.111** Land East of Braintree is allocated for mixed use development including new homes, employment land, education and local retail uses.

6.112 The allocation has been appraised policy-off as site CRES2101.

**Table 6.12: Summary of SA findings for East of Braintree**

SA Objectives	Site CRES2101	Site considering Policy LPR 23
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	++	++
SA3: Health and wellbeing	0	+
SA4: Services and facilities	--	+
SA5: Economic growth	-	0
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	--	-
SA8: Transport and travel	-	+/-
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A

SA Objectives	Site CRES2101	Site considering Policy LPR 23
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	-?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.113** Given that Policy LPR 23 requires the provision of a local centre onsite and accommodation for gypsy traveller it is likely to support community integration in the area. An improved minor positive effect is therefore expected for SA objective **1: Safe and Cohesive Communities**. The delivery of a new local centre with local retail, services and food outlets is likely to provide residents with good access to services and facilities and therefore an improved minor positive effect is likely in relation to SA objective **4: Services and facilities**.

**6.114** A significant positive effect remains applicable for the site allocation in relation to SA objective **2: Access to Housing**. The policy sets out the delivery of 2,500 homes and will therefore make a substantial contribution to the housing need of the district. It also requires the delivery of affordable housing in line with the Council's

policy approach. A significant positive effect also remains applicable for SA objective **6: Access to Education**. The site is relatively well related to education facilities and the policy requires the delivery of education and early years provision.

**6.115** An improved minor positive effect is expected in relation to SA objective **3: Health and Wellbeing**. This is because the site is allocated to provide or contribute towards the health services to meet the district's needs.

**6.116** The policy includes the allocation of land within the East of Braintree site for employment uses. Given the potential to support job creation in the area, the policy therefore results in an improved minor positive effect in relation to SA objective **5: Economic growth**.

**6.117** The significant negative effect recorded policy-off in relation to SA objective **7: Biodiversity and geodiversity** is amended to a minor negative effect when considering the policy requirements. The policy states improvements will be made to nature and biodiversity and linking nature pockets which is likely to help mitigate adverse effects. Nonetheless, the area is greenfield land and contains an area of ancient woodland so development could disrupt habitats in the area.

**6.118** The site lies within an area with medium and medium-low landscape sensitivity to development and this is reflected in the minor negative effect recorded policy-off in relation to SA objective **15: Landscapes and townscapes**. The requirement for the development to be delivered to incorporate structural landscape is likely to help mitigate this effect and therefore an updated negligible is recorded in relation to SA objective 15. The effect is partly uncertain given that impacts relating to landscape will depend largely on the design of any detailed proposal for the site which is currently unknown.

## LPR 24 SGL Land South and North-East of Halstead (Within Greenstead Green and Colne Engaine Parish)

**6.119** Land South and North-East of Halstead (Within Greenstead Green and Colne Engaine Parish) is allocated for mixed used including new homes, local employment, community facilities and local centres.

**6.120** The site has been appraised policy-off as sites HASA2179, GGHR2142, GGHR2416, GGHR2141 and COLE2100.

**Table 6.13: Summary of SA findings for Land South and North-East of Halstead (Within Greenstead Green and Colne Engaine Parish)**

SA Objectives	Site HASA 2179	Site GGHR 2142	Site GGHR 2416	Site GGHR 2141	Site COLE 2100	Site considering Policy LPR 24
SA1: Safe and cohesive communities	0	0	0	0	0	+
SA2: Access to housing	++	+	N/A	++	N/A	++
SA3: Health and wellbeing	+	+	++	+	++	++
SA4: Services and facilities	-	-	-	++	--	+
SA5: Economic growth	-	-	+	+	0	+
SA6: Access to education	++	+	N/A	++	N/A	++

SA Objectives	Site HASA 2179	Site GGHR 2142	Site GGHR 2416	Site GGHR 2141	Site COLE 2100	Site considering Policy LPR 24
SA7: Biodiversity and geodiversity	--	-	-	--	--	-
SA8: Transport and travel	-	-	-	-	--	+/-
SA9: Cultural heritage	--?	--?	--?	--?	0?	--?
SA10: Climate change mitigation	N/A	N/A	N/A	N/A	N/A	N/A
SA11: Climate change adaptation	N/A	N/A	N/A	N/A	N/A	N/A
SA12: Water resources and quality	--	-	--	--	-	--
SA13: Flood risk	0	0	--	0	0	--
SA14: Air quality	-	-	-	-	-	-

SA Objectives	Site HASA 2179	Site GGHR 2142	Site GGHR 2416	Site GGHR 2141	Site COLE 2100	Site considering Policy LPR 24
SA15: Landscapes and townscapes	-?	--?	0?	-?	-?	-?
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A	N/A	N/A
SA 17: Soils	--	--	-	--	--	--

**6.121** The policy sets out the delivery of 2,850 new homes. This is to include new affordable homes and a mix of housing sizes and types appropriate to the area. The site is also to include Gypsy and Traveller provision. As such the site will make a substantial contribution to the local housing need and will help meet the needs of range of use types. A minor positive effect is therefore recorded in relation to SA objective **1: Safe and cohesive communities** and a significant positive effect is recorded in relation to SA objective **2: Access to Housing**.

**6.122** Additionally, while the site is not well related to a town centre location, when considering the requirement for the allocation to provide local retail and food outlets, as well as community facilities an improved minor positive effect is expected in relation to SA objective **4: Services and facilities**. The delivery of health infrastructure such as NHS facilities like GPs and dental services, as well as open space and recreation as part of the development, will improve the population’s physical and mental health. Residents will also be able to make use of open space and existing healthcare provisions within Halstead. Therefore, a significant positive effect is expected for SA objective **3: Health and Wellbeing**.

**6.123** The policy states that the allocation will deliver local employment opportunities which will support economic growth in the area. As such an overall minor positive effect is expected for the allocation in relation to SA objective **5: Economic growth**.

**6.124** Financial contributions to secondary school education are also part of the policy requirements. Halstead benefits from existing primary and secondary school provision and the policy requirement will help prevent overburdening of these facilities. A significant positive effect is therefore expected in relation to SA objective **6: Access to Education**.

**6.125** The requirement of a bypass creating links to the A131 as well as contributions to offsite highway improvements to make development accessible to the wider network is beneficial for transport access but may accommodate increased use of private vehicles. The policy also requires integration of public footpaths and cycleways into the existing Halstead development which is likely to promote the use of more sustainable transport options. Therefore, an overall mixed minor positive and minor negative effect is expected in relation to SA objective **8: Transport and Travel**.

**6.126** Appropriate landscaping is required by the policy and this is likely to help minimise visual impacts. However, while some areas surrounding the settlement are assessed as having medium landscape sensitivity, some have been assessed as having medium-high sensitivity. As such it may prove difficult to fully mitigate adverse impacts relating to landscape and a residual minor negative effect is recorded in relation to SA objective **15: Landscapes and townscapes**. The effect is partly uncertain given that impacts relating to landscape are dependent on the design of any proposals which is unknown at this stage.

# LPR 25 SGL Land at South East Feering (site allocation is carried forward from adopted Local Plan)

**6.127** Land at South East Feering is allocated for mixed use development for new homes, appropriate employment generating uses, early-years care facilities, a community centre and community facilities, retail, public open space and supporting infrastructure.

**6.128** The allocation was appraised policy-off as sites FEER230, FEER230 and FEER233B.

**Table 6.14: Summary of SA findings for Land at South East Feering**

SA objectives	Site FEER 230	Site FEER 232	Site FEER 233B	Sites considering LPR 25
SA1: Safe and cohesive communities	0	0	0	+
SA2: Access to housing	+	++	++	++
SA3: Health and wellbeing	+	0	+	++
SA4: Services and facilities	--	--	--	+
SA5: Economic growth	-	-	-	+

SA objectives	Site FEER 230	Site FEER 232	Site FEER 233B	Sites considering LPR 25
SA6: Access to education	-	0	0	+
SA7: Biodiversity and geodiversity	0	-	-	-
SA8: Transport and travel	+	-	+	+
SA9: Cultural heritage	--?	--?	-?	0?
SA10: Climate change mitigation	N/A	N/A	N/A	N/A
SA11: Climate change adaptation	N/A	N/A	N/A	N/A
SA12: Water resources and quality	--	-	--	--
SA13: Flood risk	0	0	0	0
SA14: Air quality	-	-	-	-
SA15: Landscapes and townscapes	0?	0?	0?	0?
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A
SA 17: Soil	--	--	--	--

**6.129** Policy LPR 25 outlines that development will be expected to provide up to 835 new homes of a mixed size and type appropriate to the area, including affordable housing as per the Council's policy requirements. Provision of contributions towards a Gypsy and Traveller site are also required. A significant positive effect is therefore identified in relation to SA objective **2: Access to housing**.

**6.130** Policy LPR 25 requires that development of the site includes a community centre or financial contribution towards off-site provision. Community facilities and retail facilities should also be delivered. While the allocation is not well related to existing town centres, these requirements are expected to result in improved Minor positive effects in relation to SA objective **1: Safe and cohesive communities** and **4: Services and facilities**.

**6.131** The new community facilities related requirements include those relating to contributions towards or provision of new NHS facilities. Public open space must also be provided in accordance with the Open Spaces Study, and informal/formal recreation in accordance with the Playing Pitch Strategy. An overall significant positive effect is therefore expected for SA objective **3: Health and wellbeing**. The policy sets out that allocation should include appropriate employment generating uses to support the new community. The minor negative effect identified in relation to SA objective **5: Economic growth** is adjusted to minor positive effects as the allocation will likely provide some small-scale employment opportunities.

**6.132** The policy requires the provision a new primary school with co-located early years and childcare nursery on 2.1ha of suitable land, or the expansion of Feering School on site. Early years and childcare nursery facilities must also be provided on site. The requirements of the policy are expected to result in a minor positive effect in relation to SA objective **6: Access to education**. It is noted that there are no secondary education facilities within Feering limiting the potential for a significant positive effect to result.

**6.133** The allocation benefits from being in proximity to existing bus services and Kelvedon Train Station, although it lacks nearby access to the existing cycle network. Policy LPR 25 requires that safe cycle and pedestrian access is provided between all parts of the development and Kelvedon and Feering. This may encourage walking

and cycling within the site and with local services and facilities, including Kelvedon station. The minor negative and minor positive effects identified in relation to SA objective **8: Transport and travel** are therefore adjusted to minor positive effects.

**6.134** Negative effects are identified for each of the sites in relation to cultural heritage. This reflects the close proximity of the allocation to Feering and Kelvedon Conservation Areas and a number of listed buildings including Prested Hall. The policy wording states that development should conserve and, where opportunities arise, enhance the conservation areas and their settings, preserve listed buildings and scheduled monuments and their settings. The uncertain negative effects identified for SA objective **9: Cultural heritage** are adjusted to uncertain negligible effects. Effects remain uncertain as they will depend on the location, built form and design of new development.

## LPR 26 SGL Kings Dene – North, West and South West of Kelvedon

**6.135** Land at Kings Dene – North, West and South West of Kelvedon is allocated for mixed use including new homes and employment development, within a landscaped led design setting and opportunities for active and sustainable travel will be maximised.

**6.136** The allocation was appraised policy-off as sites KELV2208, KELV2212 and KELV2217.

**Table 6.15: Summary of SA findings for Kings Dene – North, West and South West of Kelvedon**

SA Objectives	Site KELV 2208	Site KELV 2212	Site KELV 2217	Site Considering Policy LPR23
SA1: Safe and cohesive communities	0	0	0	0
SA2: Access to housing	++	+	++	++
SA3: Health and wellbeing	+	+	+	++
SA4: Services and facilities	-	-	-	+
SA5: Economic growth	-	-	-	+
SA6: Access to education	0	-	-	+
SA7: Biodiversity and geodiversity	--	0	-	-
SA8: Transport and travel	+	+	+	++/-
SA9: Cultural heritage	--?	-?	--?	-?

SA Objectives	Site KELV 2208	Site KELV 2212	Site KELV 2217	Site Considering Policy LPR23
SA10: Climate change mitigation	N/A	N/A	N/A	N/A
SA11: Climate change adaptation	N/A	N/A	N/A	N/A
SA12: Water resources and quality	--	0	0	--
SA13: Flood risk	0	0	0	0
SA14: Air quality	-	-	-	-
SA15: Landscapes and townscapes	?	-?	-?	0?
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A
SA 17: Soils	--	--	--	--

**6.137** The broad range of housing proposed for the site is likely to help address the needs of different community groups. This includes specialist residential accommodation and provision of land for Gypsy and Traveller sites. An improved minor positive effect is therefore recorded in relation to SA objective 1: **Safe and**

**cohesive communities.** Furthermore, the delivery of new neighbourhood centres at the site is likely to benefit community cohesion in the area.

**6.138** The site is allocated to deliver a significant amount of new housing (5,600 homes) as part of sustainable extension to Kelvedon and Feering. Given that the site is expected to make a substantial contribution to the housing need of the district, a significant positive effect is recorded in relation to **2: Access to Housing**.

**6.139** Policy LPR 26 states that development should include the provision of NHS infrastructure and should encourage active travel and green space provision. These requirements are expected to benefit physical and mental health and an improved significant positive effect is therefore recorded in relation to SA objective **3: Health and Wellbeing**.

**6.140** The policy requirements setting out provision of neighbourhood centres is also likely to support access to services and facilities in the area. As such while the allocation is not close to existing town centres in the district, an improved minor positive effect is expected in relation to SA objective **4: Services and Facilities**.

**6.141** Additionally, the provision of appropriate employment land including employment generating uses will provide further support for job creation in the area. Therefore, an improved minor positive effect is expected in relation to SA objective **5: Economic Growth**. The minor negative effects identified as part of the policy-off appraisal for SA objective **6: Access to education** reflect the lack of nearby secondary schools and the distance of parts of the allocation from the nearest primary school. The policy requires that financial contributions are made towards early years provision, primary school provision and secondary school provision, in line Essex County Council Education Authority guidance. Therefore, an improved minor positive effect is expected for the allocation in relation to SA objective 6.

**6.142** The delivery of the site as a sustainable extension to incorporate a range of services and facilities in line with Garden Community principles, is likely to support self-containment and travel by more sustainable modes at this location. Furthermore, development at the site is to support access to Kelvedon train station which is relatively well related to the site. However, the requirement for development to be

supported by an improved Coggeshall Road could accommodate increased road traffic in the area. As such an overall significant positive and minor negative effect is expected in relation to SA objective **8: Transport and travel**.

**6.143** The policy requirement set out mitigation relating to biodiversity and the historic environment and therefore improved minor negative effect are expected in relation to SA objectives **7: Biodiversity and Geodiversity** and **9: Cultural Heritage**. The allocation is close to or contains biodiversity and heritage assets, such as an area of ancient woodland and Kelvedon Conservation Area and several listed buildings and it is likely to prove difficult to fully mitigate the effects in relation to these assets. The effect recorded in relation to SA objective 9 is partly uncertain given that impacts relating to heritage assets will be influenced to some degree by the design of specific proposals for the allocation which is presently unknown.

**6.144** Mitigation is also set out in the policy in relation to flood risk given the requirement included to implement SUDs. The allocation is located mostly outside of areas of higher flood risk. It is considered that the requirements of the policy are not of a scale to support substantial improvements in flood risk in the wider area. Therefore, the negligible effect recorded in relation to SA objective **13: Flood risk** remains applicable.

**6.145** The policy states development will respect the landscape setting and design will be landscape led to a high standard. The development should enhance and protect Kelvedon's landscapes. Much of the allocation falls on land that has not been assessed as part of the landscape sensitivity work undertaken to support the plan with smaller areas falling on land assessed as having medium landscape sensitivity. The requirements are expected to help mitigate the potential for adverse effects and therefore an uncertain negligible effect is recorded in relation to SA objective **15: Landscape and townscape**. The effect is partly uncertain given that will be influenced by the design of any detailed proposal for the site which is currently unknown.

# LPR 27 SGL Wood End Farm, Witham (site allocation is carried forward from adopted Local Plan)

**6.146** Land at Wood End Farm, Witham is allocated for mixed use development including new homes, open space, early-years and childcare facilities and community facilities.

**6.147** The allocation was appraised policy-off as site HATF315/6.

**Table 6.16: Summary of SA findings for Wood End Farm, Witham**

SA objectives	Site HATF315/6	Site considering LPR 27
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	++	++
SA3: Health and wellbeing	+	++
SA4: Services and facilities	-	+
SA5: Economic growth	-	+
SA6: Access to education	--	+

SA objectives	Site HATF315/6	Site considering LPR 27
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	+	++
SA9: Cultural heritage	0?	0?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.148** Policy LPR 27 outlines that development will be expected to provide up to 400 new of a mixed size and type appropriate to the area, including affordable housing as per the Council's policy approach. Therefore, the significant positive effect identified in relation to SA objective **2: Access to housing** remains applicable.

**6.149** The policy seeks provision of public open space in accordance with the Open Space Study, informal and formal recreation with the Playing Pitch Strategy, and community facilities including a contribution to, or provision of, infrastructure for new NHS facilities. The minor positive effect identified for SA objective **3: Health and wellbeing** is therefore adjusted to a significant positive effect. An improved minor positive effect is identified in relation to SA objective **1: Safe and cohesive communities** as the policy will deliver some new community facilities that will benefit the local population. This element of development at the site is likely to support will support access to some services facilities in the area. It is also likely to create small-scale employment opportunities. Therefore, improved minor positive effects are expected in in relation to SA objectives **4: Services and facilities** and **5: Economic growth**.

**6.150** The site currently lacks access to existing educational facilities. Policy requires that delivery of the SGL includes a new 30 place stand-alone early years and childcare nursery on 0.065ha of suitable land within the site. Financial contributions to primary education provision are also required and there is a planned primary school on the adjacent site at Lodge Farm, in close proximity of the site. Taking account of policy requirements and the planned primary school, the significant negative effect identified for SA objective **6: Access to education** is adjusted to a minor positive effect. The nearest secondary education facility is approximately 1.6km from the site.

**6.151** The site benefits from access to nearby bus services, however, it is less well related to a train station or cycle route. The policy requires that appropriate vehicular access and improvements are provided to the local road network. Contributions and a route for a cyclepath/footpath between the site and Hatfield Peverel railway station are required. This will provide sustainable access to the strategic railway station, which is located approximately 1.5km from the site. The minor positive effect identified for SA objective **8: Transport and travel** is therefore improved to a significant positive effect.

# LPR 28 SGL Land North of the A12, Hatfield Peverel

**6.152** Land North of the A12, Hatfield Peverel for housing development as well as a green buffer and a spine road connecting Witham and Hatfield Peverel.

**6.153** The allocation was appraised policy-off as sites HATF2193, HATF2318 and HATF2194.

**Table 6.17: Summary of SA findings for Land North of the A12, Hatfield Peverel**

SA Objectives	Site HATF2193	Site HATF2318	Site HATF2194	Site Considering Mitigation in Policy LPR 28
SA1: Safe and cohesive communities	0	0	0	+
SA2: Access to housing	++	++	+	++
SA3: Health and wellbeing	+	+	+	+
SA4: Services and facilities	-	-	-	+
SA5: Economic growth	-	-	-	-

SA Objectives	Site HATF2193	Site HATF2318	Site HATF2194	Site Considering Mitigation in Policy LPR 28
SA6: Access to education	0	-	--	+
SA7: Biodiversity and geodiversity	-	--	-	-
SA8: Transport and travel	+	+	+	+/-
SA9: Cultural heritage	-?	-?	0?	-
SA10: Climate change mitigation	N/A	N/A	N/A	N/A
SA11: Climate change adaptation	N/A	N/A	N/A	N/A
SA12: Water resources and quality	0	-	0	-
SA13: Flood risk	0	0	0	0
SA14: Air quality	-	-	-	-

SA Objectives	Site HATF2193	Site HATF2318	Site HATF2194	Site Considering Mitigation in Policy LPR 28
SA15: Landscapes and townscapes	-?	-?	-?	-
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A
SA 17: Soil	--	--	--	--

**6.154** The site is not located close an existing town centre in Braintree District. However, the requirement for the allocation to provide community facilities as well as infrastructure or a contribution towards for new NHS facilities is likely to benefit community cohesion and access to services and facilities in the area. Therefore, improved minor positive effects are expected in relation to SA objectives **1: Safe and cohesive communities** and **4: Services and facilities**.

**6.155** The site is allocated to deliver 1,100 new homes with a mix of sizes and types appropriate to the area. Given that the site will make a substantial contribution to the housing need of the district, a significant positive effect is expected in relation to SA objective **2: Access to Housing**.

**6.156** The site is well related to open space and a healthcare facility in Hatfield Peverel. However, some of the site could be affected by noise pollution to the north where the railway line is present. An improved significant positive effect is expected in relation to SA objective **3: Health and Wellbeing** given that the policy requires the provision of infrastructure for a new NHS facility. It also requires the delivery of buffer

towards the railway line as well as open space for recreation which will also support improvements to physical and mental wellbeing.

**6.157** The allocation is less well related to existing education facilities in Hatfield Peverel, which are limited to a primary school. However, the policy requires that the site contributes towards education and childcare provision. Therefore, an improved minor positive effect is expected in relation to SA objective **6: Access to Education**.

**6.158** The policy requires provision of cycle routes and footpaths between the sites and Hatfield Peveril rail station. This is likely to promote connectivity to public transport in the area. However, the policy also sets out that the development should be supported by a new road link, which could promote car use in the area. Therefore, a mixed minor positive and minor negative effect is expected in relation to SA objective **8: Transport and Travel**.

## LPR 29 Comprehensive Redevelopment Area - B&M Retail Unit, Rayne Road

**6.159** Land at B&M Retail Unit, Rayne Road is allocated for a redevelopment scheme of mixed use, including residential and retail uses.

**6.160** The allocation was appraised policy-off as site BCBG2500.

**Table 6.18: Summary of SA findings for B&M Retail Unit, Rayne Road**

SA Objectives	Site BCBG2500	Site Considering Policy LPR 29
SA1: Safe and cohesive communities	0	0
SA2: Access to housing	++	++
SA3: Health and wellbeing	+	+
SA4: Services and facilities	++	++
SA5: Economic growth	-	-?
SA6: Access to education	+	+
SA7: Biodiversity and geodiversity	0	0
SA8: Transport and travel	+	++
SA9: Cultural heritage	--?	-?
SA10: Climate change mitigation	N/A	N/A

SA Objectives	Site BCBG2500	Site Considering Policy LPR 29
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	+
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	++	++

**6.161** Policy LPR 29 focuses on the conversion of retail units to residential housing, whilst explicitly considering affordable housing. The significant positive effect for SA objective **2: Access to Housing** remains applicable given the contribution the site will make to housing delivery, including affordable homes and homes of a type and size that will address local needs.

**6.162** The location of the allocation close to town centre means it benefits from access to arrange of service and facilities. The policy requires that development should retain the primary retail frontage on Rayne Road and George Yard which is likely to mitigate adverse impacts on the viability of this centre location. Therefore,

the significant positive effect recorded in relation to SA objective **4: Services and Facilities** remains applicable.

**6.163** The proximity requires financial contributions to an NHS facility and education provision. Furthermore, open space should be delivered in accordance with the Open Space Study. Therefore, improved significant positive effects are likely in relation to SA objectives **3: Health and Wellbeing** and **6: Access to Education** remain as minor positive effects. The site is already close to open space and healthcare facilities as well as primary schools in Braintree town. Although it is less well related to a secondary school.

**6.164** Being a centrally located site also means that residents at this location may be more inclined to walk or cycle to nearby services and facilities. The policy states that development should enhance the existing network of safe and accessible walking and cycling routes which is likely to further support use of sustainable transport modes from this location. As such an improved significant positive effect is recorded in relation to SA objective **8: Transport and Travel**.

**6.165** The site lies within Braintree Conservation Area and is adjacent to several listed buildings. Significant negative effects were therefore recorded in relation to SA objective **9: Cultural Heritage**. The policy states that development should protect and enhance the conservation area and listed buildings and their settings. However, the close proximity of these features means that it is likely to be difficult to fully mitigate the impacts of future development. As such a residual minor negative effect is expected in relation to SA objective 9. The effect is partly uncertain given that impacts on the historic environment will depend partly on the specific design of any proposal for the site which is unknown at this stage.

## LPR 30 Comprehensive Redevelopment Area – Land East of High Street, Halstead (site allocation is carried forward from adopted Local Plan)

**6.166** Land east of the High Street, Halstead is allocated for mixed-use development including new homes, retail and commercial space, open space and community uses.

**6.167** The allocation was appraised policy-off as site HAS26 (Land East of Halstead High Street, Halstead).

**Table 6.19: Summary of SA findings for Land East of High Street, Halstead**

SA objectives	Site HAS26	Site considering LPR 30
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	+	+
SA3: Health and wellbeing	+	++
SA4: Services and facilities	++	++
SA5: Economic growth	-	0

SA objectives	Site HAS26	Site considering LPR 30
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	--	-
SA8: Transport and travel	-	-
SA9: Cultural heritage	--?	0?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	-	-

**6.168** The negligible effect is identified for SA objective **1: Community safety and cohesion** is updated to a minor positive effect. The mix of uses to be delivered through redevelopment of the site will provide new local services and facilities and community space in an accessible and sustainable town centre location. Given the services to be provided as part of development, the significant positive effect identified for SA objective **4: Services and facilities** is likely to be furthered strengthened. A minor positive effect is also expected in relation to SA objective **2: Access to housing**, as provision of new homes on site will contribute to meeting the housing need of the district.

**6.169** The site is in close proximity of primary medical facilities, existing open space and public footpaths. Policy LPR 30 requires provision of new open space on site. Therefore, the minor positive effect identified for SA objective **3: Health and wellbeing** are strengthened to significant positive effects.

**6.170** The site lies within Halstead town centre and development could support increased footfall in this area contributing to its viability. The site is located within an area within the 40% most deprived national in terms of employment deprivation and in a low percentile for job density in the District. Therefore, minor negative effects are identified for SA objective **5: Economic growth**. The policy will provide some new retail and commercial uses within an accessible town centre location, which is likely to support the creation of small scale local employment opportunities. The minor negative effect identified for SA objective 5 is therefore updated to a negligible effect.

**6.171** The majority of the site comprises priority woodland habitat. Policy requires that redevelopment of the site retains protected trees and habitat for protected species. This is anticipated to provide some mitigation, however adverse impacts on biodiversity are still likely, given the proportion of the site that is covered by woodland. The significant negative effect identified for SA objective **7: Biodiversity and geodiversity** is therefore updated to a minor negative effect.

**6.172** The site is located within Halstead town centre and is served by nearby bus facilities. However, the site lacks access to nearby rail services or a cycle route, resulting in minor negative effects for SA objective **8: Transport and travel**. Policy LPR 30 requires provision of parking within the site which may encourage car usage

in the area, including within a town centre location. The policy does not set out requirements that might support modal shift in the area. Minor negative effects therefore remain applicable.

**6.173** The site is located within Halstead Conservation Area and in close to a number of listed buildings. Policy requires that redevelopment will protect the setting of listed buildings and enhancement of the Conservation Area, including retention and refurbishment of the air raid shelters. The uncertain significant negative effect identified for SA objective **9: Cultural heritage** is therefore improved to a negligible effect. Effects remain uncertain as they depend on the design of any development at the site.

**6.174** The site is located within the Halstead settlement boundary with limited potential for development to result in adverse impacts on more sensitive landscape in the district. The policy seeks to address the protection of important views into the site and those from across the valley. However, given that the policy does not set out substantial requirements that might enhance the landscape in Braintree District the uncertain negligible effect recorded in relation to SA objective **15: Landscapes and townscapes** remains applicable. The effect remains uncertain given that it is dependent on the exact design and delivery of new development on the site.

## LPR 31 Comprehensive Redevelopment Area – Factory Lane West/Kings Road, Halstead (site allocation is carried forward from adopted Local Plan)

**6.175** Land at Factory Lane West/Kings Road, Halstead is allocated for mixed-use redevelopment. Proposals for employment (uses E and B8), small-scale retail, residential and parking will be supported.

**6.176** The allocation was appraised policy-off as site HATR299.

**Table 6.20: Summary of SA findings for Factory Lane West/Kings Road, Halstead**

SA objectives	Site HATR299	Site considering LPR 31
SA1: Safe and cohesive communities	0	0
SA2: Access to housing	+	+?
SA3: Health and wellbeing	+	+
SA4: Services and facilities	++	++
SA5: Economic growth	-	+?
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	-	-?
SA8: Transport and travel	-	-
SA9: Cultural heritage	--?	--?
SA10: Climate change mitigation	N/A	N/A

SA objectives	Site HATR299	Site considering LPR 31
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	--	-?
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	++	++

**6.177** The site comprises areas that have been historic locations for employment uses, which have become less attractive in recent years, and some have become vacant. Policy LPR 31 is supportive of employment uses (use class E (commercial, business and service) and B8 (storage and distribution)). The minor negative effects identified for SA objective **5: Economic growth** are therefore adjusted to minor positive effects. Effects are uncertain however as they are dependent on the mix of uses delivered and employment opportunities delivered on site.

**6.178** The site is within 600m of several bus stops, served by a frequent service, however, it is not within close proximity to railway links or cycle infrastructure, resulting in a minor negative effect for SA objective **8: Transport and travel**. LPR 31 policy text supports provision of parking within the site which may encourage car use

over other modes of transport within Halstead and within the site. As such, the minor negative effects identified remain applicable.

**6.179** The majority of the site falls within Flood Zone 2. LPR 31 policy wording requires that new development must be accompanied by a flood risk assessment which demonstrates that the proposals would not significantly increase flood risk in Halstead for the lifetime of the development, that occupiers and users of the site are at minimal risk of flooding events and that, in the event of flooding, the sites can be evacuated safely. As such, the significant negative effect identified in relation to SA objective **13: Flood risk** is adjusted to an uncertain minor negative effect.

## LPR 32 Comprehensive Redevelopment Area - Coggeshall Football Club, Coggeshall

**6.180** Land allocated of two linked sites to come together as a single outline planning application. This site is allocated for the redevelopment of a football club for residential use of up to 80 homes, as well as new facilities and open space.

**6.181** The allocation was appraised policy-off as site COGG2085.

**Table 6.21: Summary of SA findings for Coggeshall Football Club, Coggeshall**

SA Objectives	Site COGG2085	Site Considering Mitigation in Policy LPR 32
SA1: Safe and cohesive communities	0	0

SA Objectives	Site COGG2085	Site Considering Mitigation in Policy LPR 32
SA2: Access to housing	+	++
SA3: Health and wellbeing	+	+
SA4: Services and facilities	--	-
SA5: Economic growth	-	-
SA6: Access to education	--	-
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	-	-
SA9: Cultural heritage	--?	-?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-

SA Objectives	Site COGG2085	Site Considering Mitigation in Policy LPR 32
SA13: Flood risk	0	-
SA14: Air quality	-	-
SA15: Landscapes and townscapes	-?	-
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	++	-

**6.182** The delivery of 80 homes of a mixed size and type and provision of affordable housing, as stated in Policy LPR 32 requirements, is expected to result in significant positive effects for SA objective **2: Access to Housing** thereby improving the minor positive effects that were identified in the site assessment. Minor positive effects are expected for SA objective **3: Health and Wellbeing**. This is because the provision of community facilities and open space and contributions towards NHS facilities will support better health services in the area. Furthermore, physical activity is also encouraged through this policy with the requirement to enhance the riverwalk as a walking route. Provision of cycling routes are also supported on site. However, currently there is limited provision of walking and cycling routes in the local area, only the Public Rights of Way bordering the COGG2085 site allocation to the east. This site is also not in a central location with poor public transport links, so access to services and facilities is limited. As such, the negative effects remain applicable for SA objective **8: Transport and Travel** and have been amended to minor negative for SA objective **4: Services and Facilities**. Due to this and the potential continued use

of the private car causing emissions, means minor negative effects remain for SA objective **14: Air Quality**.

**6.183** The financial contributions stated in the policy requirements for a variety of education age groups will support better access to education facilities in Coggeshall. As such, the significant negative effects have been amended to minor effects for SA objective **6: Access to Education**. The minor negative effects for SA objective **5: Economic Growth** are not expected to change as the site will not provide employment opportunities on site.

**6.184** The development is expected to conserve and where possible enhance the nearby listed buildings and their settings. The nearest listed building is located outside of the development boundaries to the east at Milepost 17 metres northeast of no.125. As such, the policy could potentially mitigate the significant negative effects previously found for SA objective **9: Cultural Heritage** and reduce it to minor negative. However, this effect is uncertain as the final design of the development is not yet known. The policy states that the provision of floodlighting should be conditions to minimise light pollution on the adjacent dark skies area. Also, floodlighting is likely to disrupt nearby ecosystems, particularly with the River Blackwater running to the south of the development which contains riparian species. As such, minor negative effects are therefore expected for SA objective **7: Biodiversity and Geodiversity** and **15: Landscapes and Townscapes**.

**6.185** The residential development is proposed on greenfield and Grade 2 agricultural land, and although significant positive effects were found for SA objective **17: Soils** in the site appraisal, the policy does not mitigate the impacts that will occur on the soils in the area from excavation and construction, therefore a minor negative effect is instead recorded.

**6.186** The site allocation is located partially within and adjacent to the flood risk area of the River Blackwater. The development on site is expected to increase flooding due to the addition of impermeable surfaces from development and no mitigation of this in the policy requirements. Therefore, minor negative effects are now expected for SA objective **13: Flood Risk**. Due to the lack of consideration of the River

Blackwater’s water quality and source protection zones, minor negative effects are also expected for SA objective **12: Water Resources and Quality**.

## LPR 33 Comprehensive Redevelopment Area – Kings Chase, Witham (site allocation is carried forward from adopted Local Plan)

**6.187** Buildings adjacent to Kings Chase, Newland Street in Witham are allocated as mixed-use redevelopment where a combination of retail and residential uses will be supported.

**6.188** The allocation was appraised policy-off as site Kings Chase, Witham.

**Table 6.22: Summary of SA findings for Kings Chase, Witham**

SA objectives	Kings Chase, Witham	Site considering LPR 33
SA1: Safe and cohesive communities	0	0
SA2: Access to housing	+	+
SA3: Health and wellbeing	+	+
SA4: Services and facilities	++	++

SA objectives	Kings Chase, Witham	Site considering LPR 33
SA5: Economic growth	-	0
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	++	++/-?
SA9: Cultural heritage	--?	0?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	+?
SA16: Waste and resource efficiency	N/A	N/A

SA objectives	Kings Chase, Witham	Site considering LPR 33
SA 17: Soil	-	++

**6.189** The policy requires that retail uses along the secondary retail frontage are retained. As such, the significant positive effect identified for SA objective **4: Services and facilities** remains applicable and is slightly strengthened. Policy LPR 33 also requires that proposals include provision of C3 residential use. The minor positive effect identified in relation to SA objective **2: Access to housing** remains applicable.

**6.190** The site is expected to have a significant positive effect for SA objective **8: Transport and travel**, due to its proximity to existing public transport connections and the cycle network. Policy LPR 33 requires that satisfactory service access can be achieved, adequate parking for a town centre location is provided and proposals include provision of a walking and cycling link between the town centre and Witham Town Park. The positive effects are therefore slightly strengthened by the requirements of the policy. Uncertain minor negative effects are also identified as parking within the site may encourage car usage in the area, which is particularly detrimental within a town centre location.

**6.191** The site is within a Conservation Area and in close proximity of several listed buildings. Policy text requires that proposals will protect and enhance the character of the Conservation Area. The uncertain significant negative effect identified for SA objective **9: Cultural heritage** is adjusted to an uncertain negligible as the final design of the development is unknown at this stage. The policy requires that proposals incorporate public realm improvements to Kings Chase which could result in an enhancement of the existing street scene creating a better cultural heritage & public realm. As such, a minor positive effect is identified for SA objective **15: Landscapes and townscapes**. Effects remain uncertain as they depend on the final design of development delivered.

## LPR 34 Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham

**6.192** Land allocated for brownfield redevelopment of open carparking to residential flats on a 0.75ha site. The proposed provisions include a high density residential development with no retained public carparking use. The land is also proposed to provide open space.

**6.193** The allocation was appraised policy-off as site WITN2312.

**Table 6.23: Summary of SA findings for Cut Throat Lane Carpark, Witham**

SA Objectives	Site WITN2312	Site Considering Mitigation in Policy LPR 34
SA1: Safe and cohesive communities	0	+?
SA2: Access to housing	++	++
SA3: Health and wellbeing	+	+
SA4: Services and facilities	+	+
SA5: Economic growth	-	-

SA Objectives	Site WITN2312	Site Considering Mitigation in Policy LPR 34
SA6: Access to education	+	+
SA7: Biodiversity and geodiversity	0	0
SA8: Transport and travel	++	++
SA9: Cultural heritage	-?	-
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	0	0
SA13: Flood risk	0	0
SA14: Air quality	-	0
SA15: Landscapes and townscapes	0?	+?
SA16: Waste and resource efficiency	N/A	N/A

SA Objectives	Site WITN2312	Site Considering Mitigation in Policy LPR 34
SA 17: Soil	++	++

**6.194** The WITN2312 site is allocated for residential development comprising affordable housing and homes of mixed size and tenures which will improve access to housing. Significant positive effects are therefore expected to remain for SA objective **2: Access to Housing**. Significant positive effects are also expected for SA objective **17: Soil** due to the development being located on brownfield land.

**6.195** The policy wording states that the development will be expected to contribute to new NHS facilities and provide financial contributions for education provision which is likely to benefit health and wellbeing and access to education. Minor positive effects therefore remain for SA objective **3: Health and Wellbeing** and SA objective **6: Access to Education**. The site is central to Witham and close to the railway station and services such as the nearby supermarket. As such, minor positive effects are expected for SA objective **4: Services and Facilities**. The policy also states that development should preserve and enhance the Cut Throat Lane sustainable movement corridor which promotes the use of active travel. Also, the loss of car parking on site will dissuade use of the car in the area. As such, the significant positive effects for SA objective **8: Transport and travel** remain. Furthermore, due to the encouragement of sustainable modes of travel, mitigation is expected for air pollution therefore, negligible effects are expected for SA objective **14: Air Quality**. The supporting text of the policy states that development should enhance the sustainable movement corridor which could include improved natural surveillance and streetlighting which will enhance safety in the area and therefore minor positive effects are now expected for SA objective **1: Safe and Cohesive Communities**. Additionally, the supporting text of the policy states that the existing informal landscaping to Albert Road should be retained to preserve the amenity of the area. Furthermore, public open space must be provided on site. As such, retaining landscaping and providing open space could improve Witham’s townscape, so a

minor positive effect is expected for SA objective **15: Landscapes and Townscapes**. However, uncertainty is attached to SA objective 1 and SA objective 15 as the improvements are set out in supporting text rather than the policy itself.

**6.196** Minor negative effects remain for SA objective **5: Economic Growth** as there is no mention of employment opportunities or employment sites in Policy LPR 34. This is similar for SA objective **9: Cultural Heritage** where no mitigation is accounted for in the policy, as such, minor negative effects are still expected. This is particularly notable with the nearby Conservation Area of Witham town centre to the south of the site allocation and the listed buildings nearby.

### LPR 35 Comprehensive Redevelopment Area – Newlands Precinct, Witham (site allocation is carried forward from adopted Local Plan)

**6.197** Land at Newlands Precinct is allocated for a mixed-use development where a combination of retail, employment, leisure, community facilities, car parking and residential uses will be allowed.

**6.198** The allocation was appraised policy-off as site HAS26 (Newlands Precinct, Witham).

**Table 6.24: Summary of SA findings for Newlands Precinct, Witham**

SA objectives	HAS26	Site considering LPR 35
SA1: Safe and cohesive communities	0	+?

SA objectives	HAS26	Site considering LPR 35
SA2: Access to housing	+	+
SA3: Health and wellbeing	+	+
SA4: Services and facilities	++	++
SA5: Economic growth	-	+?
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	++	++/-?
SA9: Cultural heritage	--?	-?
SA10: Climate change mitigation	N/A	N/A
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0?

SA objectives	HAS26	Site considering LPR 35
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	+?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	++	++

**6.199** Policy LPR 35 requires that a masterplan, design code and parameter plan should be produced to address a number of key issues. Newlands Precinct is located within Witham Town Centre and redevelopment of the site will provide improved services and facilities within one of the most sustainable locations in the district, strengthening the positive effect identified for SA objective **4: Services and facilities**. Provision of new community facilities is expected to result in minor positive effects in relation to SA objective **1: Community safety and cohesion**. The policy states that new retail and commercial uses will be provided on site within an accessible town centre location, which is likely to support the creation of local employment opportunities. The minor negative effect identified for SA objective **5: Economic growth** is therefore updated to a minor positive effect. Effects are uncertain as they depend on the composition of the mix of uses delivered, and associated compensation for those lost to refurbishment of the Newlands Shopping Centre.

**6.200** The town centre site is within close proximity of the railway station and local bus connections, resulting in a significant positive effect for SA objective **8: Transport and travel**. However, the policy promotes appropriate re-provision for any displaced parking, which could encourage car use within one of the district's most

sustainable town centre locations. Positive effects are therefore mixed with uncertain minor negative effects, depending on the amount of parking provided for.

**6.201** Policy LPR 35 identifies that the site is within a Critical Drainage Area (as defined in the Braintree and Witham Surface Water Management Plan) and therefore any developments or extensions should address the drainage impacts. The negligible effect identified in relation to SA objective **13: Flood risk** is amended to include uncertainty as redevelopment of the site may help support flood risk management in Witham town centre, however this is unclear at this stage.

**6.202** The site is within a Conservation Area and in proximity of several listed buildings. The policy requires that the masterplan, design code and parameter plan should enhance the frontage to Newland Street, the Conservation Area and the setting of listed buildings. The significant negative effect identified for SA objective **9: Cultural heritage** is adjusted to an uncertain minor negative effect. This is because the final design is unknown at this stage. The policy also seeks to deliver public realm improvements which could improve the local townscape. An uncertain minor positive effect is therefore identified for SA objective **15: Landscapes and townscapes**. Effects remain uncertain as they are dependent on the final design.

## LPR 36 Comprehensive Redevelopment Area – Rickstones Neighbourhood Centre, Witham (site allocation is carried forward from adopted Local Plan)

**6.203** Land at Rickstones Neighbourhood Centre is allocated for a mixed-use development which could include a combination of retail, community uses, public house, pavilion and residential development. Development should be in accordance with the principles of the adopted Supplementary Planning Document.

**6.204** The allocation was appraised policy-off as site WITN429.

**Table 6.25: Summary of SA findings for Rickstones Neighbourhood Centre, Witham**

SA objectives	Site WITN429	Site considering LPR 36
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	+	+
SA3: Health and wellbeing	+	+
SA4: Services and facilities	--	+
SA5: Economic growth	-	+
SA6: Access to education	++	++
SA7: Biodiversity and geodiversity	0	0
SA8: Transport and travel	+	+/-
SA9: Cultural heritage	0?	0?
SA10: Climate change mitigation	N/A	N/A

SA objectives	Site WITN429	Site considering LPR 36
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	-	-
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	0?	+?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	++	++

**6.205** New dwellings, retail and community uses are proposed within Rickstones Neighbourhood Centre. Policy LPR 36 and the supporting SPD support the replacement and improvement of existing facilities, including the public house and provision of a new multi-use pavilion. The SPD also seeks to improve the public realm in the neighbourhood centre. A minor positive effect is therefore expected for SA objective 1: **Safe and cohesive communities**.

**6.206** The significant negative effect identified for **4: Services and facilities** is adjusted to a minor positive effect. This is because the redevelopment of the site encourages local retail and community uses, providing local services and facilities accessible to the surrounding community. The scale of the neighbourhood facilities supported is considered unlikely to undermine the town centre function and vitality of

Witham Town Centre. The minor negative effect identified for SA objective **5: Economic growth** is also adjusted to a minor positive effect, as redevelopment of the site will accommodate some small-scale new employment opportunities for the local workforce.

**6.207** The site is in close proximity of existing public transport connections and will retain and enhance local retail services and community facilities for local residents. Policy LPR 36 states that car parking will be supported. As such, the provision of parking within the neighbourhood centre may encourage car use to access local shops and facilities. Therefore, minor positive effects identified for SA objective **8: Transport and travel** are mixed with minor negative effects.

**6.208** Policy LPR 36 is supported by an adopted SPD, which identifies key design principles for the site, including suitable scales, densities, built form and materials for new development, ensuring redevelopment of the site is in keeping with local character. The policy requires that development is in accordance with the SPD, therefore a minor positive effect is expected for SA objective **15: Landscapes and townscapes**. Effects remain uncertain as they depend on the detailed design of the site redevelopment.

## LPR 37 Land on the East Side of the A131 High Garrett

**6.209** Land allocated for residential development of 10+ dwellings and to provide improvements to the local road network. Small scale shops and a local centre would also be permitted.

**6.210** The allocation was appraised policy-off as site BOCN2033.

**Table 6.26: Summary of SA Findings for Land on the East Side of the A131 High Garrett**

SA Objectives	Site BOCN2033	Site Considering Mitigation in Policy LPR 37
SA1: Safe and cohesive communities	0	0
SA2: Access to housing	++	++
SA3: Health and wellbeing	-	-?
SA4: Services and facilities	--	-?
SA5: Economic growth	-	-
SA6: Access to education	--	--
SA7: Biodiversity and geodiversity	-	-
SA8: Transport and travel	-	-
SA9: Cultural heritage	--?	--
SA10: Climate change mitigation	N/A	-

SA Objectives	Site BOCN2033	Site Considering Mitigation in Policy LPR 37
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	--	--
SA13: Flood risk	0	0
SA14: Air quality	-	-
SA15: Landscapes and townscapes	-?	-
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

**6.211** The main aim of the policy is providing houses within the BOCN22033 land allocation. SA objective **2: Access to Housing** is therefore expected to continue to have significant positive effects.

**6.212** Minor negative effects are however expected for SA objective **8: Transport and Travel** as this area is a key transport corridor along the A131. As such, residents of this land allocation will likely use cars as the preferred form of transport, especially with poor public transport links in the area and the land being located outside of any central location. Use of the car will continue to negatively affect air quality, with increased emissions, therefore contributing negatively to climate change. Consequently, SA objective **14: Air Quality** and SA objective **10: Climate Change**

**Mitigation** are expected to receive minor negative effects. This will also negatively affect health in this area, with poor access to facilities and no promotion of access to recreation areas or active travel routes. Nonetheless, the policy states that ancillary uses for small scale shops or a local centre, which will improve access to services and facilities for residents, would be permitted. As such, minor negative effects with uncertainty is expected for SA objectives **3: Health and Wellbeing** and **4: Services and facilities**.

**6.213** Due to the site being close to a source protection zone in the east and the lack of mitigation in the policy for this, significant negative effects are expected for SA objective **12: Water Resources and Quality**. SA objective **17: Soil** is also likely to remain with significant negative effects due to the delivery of development on greenfield and Grade 2 agricultural land. The policy also does not account for the associated impacts of development on the local landscape, biodiversity or the cultural heritage of the area. The likely increased use of the car is also likely to impact the setting of these assets, particularly as there are multiple listed buildings close to the site allocation to the south. Therefore, minor negative effects are expected for SA objective **15: Landscapes and Townscapes** and SA objective **7: Biodiversity and Geodiversity** and significant negative effects are expected for SA **9: Cultural Heritage**.

**6.214** The policy requirements do not mitigate for the lack of employment opportunities in the area or support with access to education for residents. SA objective **5: Economic Growth** and SA objective **6: Access to Education** are therefore likely to remain with minor negative and significant negative effects respectively.

## LPR 38 Supplementary Plan – Former RAF Wethersfield

**6.215** A Supplementary Plan is to be produced for the former airbase at Wethersfield.

**Table 6.27: Summary of SA findings for Former RAF Wethersfield**

SA objectives	Policy LPR 38
SA1: Safe and cohesive communities	0
SA2: Access to housing	0
SA3: Health and wellbeing	+?
SA4: Services and facilities	0
SA5: Economic growth	0
SA6: Access to education	0
SA7: Biodiversity and geodiversity	+?
SA8: Transport and travel	0
SA9: Cultural heritage	+?
SA10: Climate change mitigation	0
SA11: Climate change adaptation	0
SA12: Water resources and quality	0

SA objectives	Policy LPR 38
SA13: Flood risk	0
SA14: Air quality	0
SA15: Landscapes and townscapes	+?
SA16: Waste and resource efficiency	0
SA 17: Soil	0

**6.216** Policy LPR 38 requires that a Supplementary Plan is to be produced for the former airbase at Wethersfield. The document will seek to identify viable uses, locations and scale of potential development and to minimise landscape impact. The policy does not set out a specific type or level of development for the site.

**6.217** The policy states that the Supplementary Plan will be drafted to ensure that any development on the site will protect and enhance sensitive historic and natural assets. Minor positive effects are therefore identified for SA objectives **7: Biodiversity and geodiversity, 9: Cultural heritage** and **15: Landscapes and townscapes**.

A minor positive effect is also identified for SA objective **3: Health and wellbeing** as the plan is required to ensure that development will maximise recreational opportunities within the site and integrate it well with the wider countryside. All effects remain uncertain as they depend on the preparation of the Supplementary Plan and associated composition and design requirements for new development of the site.

# Homes

**6.218** This section presents the appraisal findings for policies included under ‘Homes’ heading of the Draft Local Plan Review. The effects are presented in **Table 6.28** and summarised for each policy below.

Table 6.28: Summary of SA findings for homes policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 39 Affordable Housing	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 40 Affordable Housing in Rural Areas	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 41 Specialist Housing	+	++	+	0	0	0	0	+	0	0	0	0	0	0	+	0	0
LPR 42 Specialist Housing – Mount Hill, Halstead	0	+	+/-	0	+	+?	-	++	0	0	0	0	0	0	-	0	-

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 43 Self and Custom Building Housing	0	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 44 Gypsy and Traveller and Travelling Showperson's Accommodation	+	++	0	0	+	0	+	+	0	0	0	+/-	+	0	0	0	0
LPR 45 Housing and Mixed Delivery	+	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 46 Residential Extensions, Alterations and Outbuildings	0	0	0	0	0	0	0	0	+	0	0	0	0	0	++	0	0
LPR 47 Replacement	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
Dwellings in the Countryside																	
LPR 48 Rural Workers Dwellings in the Countryside	0	++	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0
LPR 49 Infill Development in Hamlets	0	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 50 Residential Conversion of Buildings in the Countryside	-?	++	0	-?	-?	0	+	0	+	0	0	0	0	0	+	0	0
LPR 51 Garden Extensions	0	0	0	0	0	0	++	0	+	0	0	0	0	0	++	0	0

## LPR 39 Affordable Housing

**6.219** This policy sets out target requirements for affordable housing provision by specific area across the District, as well as stating the level of affordable housing provision required to address the local areas' needs. The policy should contribute to addressing newly arising affordable needs and may also help address the existing backlog. This is likely to have significant positive effects in relation to the achievement of SA objective **2: Access to Housing**.

## LPR 40 Affordable Housing in Rural Areas

**6.220** The policy seeks to provide a flexible approach to development of affordable housing in the countryside, subject to certain criteria. A significant positive effect is consequently expected for SA objective **2: Access to Housing**.

## LPR 41 Specialist Housing

**6.221** The policy seeks to encourage the provision of specialist housing which meets the particular groups. This is likely to have a significant positive effect on SA **objective 2: Access to Housing**.

**6.222** The policy defines specialist housing 'as accommodation which has been specifically designed and built to meet the needs of the elderly, disabled, young or vulnerable adults, and may include some elements of care and support for everyone who lives there'. The delivery of specialist housing will contribute to more mixed, inclusive communities resulting in a minor positive effect for SA objective **1: Safe and cohesive communities**.

**6.223** The policy states that everyday services which users would expect to access, such as shops, should be available on site or located close by and be accessible by

a range of transport modes. This will reduce the need to travel and therefore will result in a minor positive effect for SA objective **8: Transport and Travel**. The policy also requires that health services should be available on site or in close proximity and have capacity to accommodate the additional services required from residents. Therefore, a minor positive effect is also expected for SA objective **3: Health and Wellbeing**.

**6.224** New specialist housing on unallocated sites in the countryside will not be supported, resulting in minor positive effects on the SA objective **15: Landscapes and Townscapes**.

## LPR 42 Specialist Housing - Mount Hill, Halstead

**6.225** Development at this site would deliver 16 specialist units plus the minimum amount of market housing required to make this viable. The development would therefore address in a limited way a particular specialist housing need, so would have a minor positive effect on SA objective **2: Access to Housing**.

**6.226** This site is not within 800m of a GP surgery or hospital and does not meet any of the ANG criteria. However, development will not lead to loss of any publicly accessible open space, leading to minor mixed effects with regards to SA objective **3: Health and Wellbeing**.

**6.227** The site is within 800m of an existing employment area and wireless or fibre broadband is available or planned in almost all surrounding properties. Whilst residents of the specialist housing are unlikely to be seeking employment, employment will be accessible to residents of any market housing provided on site. In addition, the provision of specialist housing is expected to generate a small number of jobs, e.g. care staff, cleaners, etc. As such, minor positive effects are recorded with regards to SA objective **5: Economic Growth**.

**6.228** This site consists entirely of greenfield land, therefore having minor negative effects on SA objective **7: Biodiversity and Geodiversity**. The site is within 400m of a number of bus stops with frequent services. As such the site is likely to have good

accessibility and significant positive effects are recorded against SA objective **8: Transport and Travel**.

**6.229** This site is located within 800m of a primary school and within 2.4km of a secondary school. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, the nearby schools may serve any market housing provided on the site, therefore minor positive effects with uncertainty are expected for SA objective **6: Access to Education**.

**6.230** There is a Grade II listed building (Blamsters) to the north of the site. The BDC site assessment form states that the site provides the setting of this heritage asset, which could be harmed by development. However, careful layout and design could mitigate these impacts. The policy states that development must address impacts on nearby listed buildings, therefore negligible effects are expected with regards to SA objective **9: Cultural Heritage**.

**6.231** This site is not within Flood Zones 2 or 3, so there is no significant flood risk to the site, and the site is not within 200m of the A12 or A120, therefore negligible effects are expected with regards to SA objectives **13: Flood Risk** and **14: Air Quality**.

**6.232** This site lies within an area of moderate landscape sensitivity and consists entirely of greenfield land, therefore minor negative effects are expected in respect of SA objective **15: Landscapes and Townscapes**.

**6.233** Minor negative effects are expected in respect of SA objective **17: Soil**, as a significant proportion of this site (more than 25%) consists of grade 3 agricultural land and development is expected to result in the loss of this land for agriculture.

## LPR 43 Self and Custom Build Housing

**6.234** This policy focuses on the provision of serviced plots for self and custom housebuilding within major residential developments. The main benefit of this policy is the contribution of specialist types of housing to meet particular needs, therefore is expected to have significant positive effects for SA objective **12: Access to Housing**.

**6.235** Minor positive effects are also expected for SA objective **15: Landscapes and Townscapes**. This is due to the focus on character of custom built proposals to be in keeping with the adjacent settlement boundaries. This will support in maintaining a sense of place in the townscape and remove any disturbance to landscape character.

## LPR 44 Gypsy and Traveller and Travelling Showpersons' Accommodation

**6.236** The policy plans up to 37 pitches for Gypsy and Traveller accommodation and 11 plots for Travelling showpeople which ensures that travelling communities have a sufficient number of sites to meet their housing needs. A significant positive effect is therefore expected for SA objective **2: Access to Housing**.

**6.237** The land delivered to meet the travelling communities' needs, would support social inclusion, accessibility to facilities and services, as well as improve the accessibility to employment opportunities. Therefore, minor positive effects are expected for SA objective **1: Safe and Cohesive Communities** and SA objective **5: Economic Growth**.

**6.238** The policy requires proposals to be designed and landscaped to minimise impacts on the environment which is likely to result in minor positive effects for SA objective **7: Biodiversity and Geodiversity**. Minor positive effects are expected in respect of SA objective **13: Flood risk**, because travelling communities' pitches are

expected to avoid flood zones. Mixed minor positive and negative effects are likely expected for SA objective **12: Water Resources and Quality** because the pitches will have appropriate drainage and water supply, ensuring the appropriate infrastructure is available, but this may put pressure on the sewage system and water system therefore having negative impacts on water resources.

**6.239** Minor positive effects are also likely for SA objective **8: Transport and Travel** because the policy states that services such as medical facilities and shops are located within a reasonable distance. Accessibility to services is therefore provided, reducing the distance needed to travel in order to access basic services, with the policy also requiring safe access for cyclists and pedestrians to and from the public highway.

## LPR 45 Housing Mix and Density

**6.240** Policy LPR 45 is expected to have a significant positive effect for SA objective **2: Access to Housing**. The policy seeks to ensure that all proposals for housing provide an appropriate mix of housing type and size to meet the specific needs of households in the district, to an appropriate standard, which should contribute significantly positively to this objective.

**6.241** New housing developments can help secure a good social mix by avoiding the creation of large areas of similar housing. The policy could result in minor positive effects on social inclusion by requiring developments to provide a range of housing types to meet needs, particularly concerning wheelchair accessible dwellings and affordable homes. Therefore, a minor positive effect is expected for SA objective **1: Safe and Cohesive Communities**.

**6.242** This policy also refers to housing mix and density following the character of the site and the immediate surrounding area, which contributes positively to local townscapes sense of place. Therefore, minor positive effects are expected for SA objective **15: Landscapes and Townscapes**.

## LPR 46 Residential Extensions, Alterations and Outbuildings

**6.243** This policy is expected to have a significant positive effect for SA objective **15: Landscapes and Townscapes**. The policies seek to ensure that in all cases proposals should respect the character of the locality and of the nearby dwellings as well as preventing an overbearing impact on the countryside or other dwellings.

**6.244** Minor positive effects are also expected for SA objective **9: Cultural Heritage**, as the policy states there should be no unacceptable adverse impact on any heritage asset or their setting, therefore protecting the cultural heritage of the District.

## LPR 47 Replacement Dwellings in the Countryside

**6.245** A minor positive effect is expected for SA objective **15: Landscapes and Townscapes**. One requirement of the policy is that the replacement dwelling and any outbuildings do not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, than the original dwelling.

**6.246** The policy also ensures protection of historic assets and ensuring no new dwelling is harmful to the historic character of the local area, therefore safeguarding cultural heritage and the setting of heritage assets. A minor positive effect is expected for SA objective **9: Cultural Heritage**.

## LPR 48 Rural Workers Dwellings in the Countryside

**6.247** This policy is expected to have a significant positive effect for SA objective **2: Access to Housing** as the policy will increase the range of housing available in the District and meet specific needs, in this case workers in the countryside.

**6.248** Rural workers are normally those involved in the agricultural or forestry industries. There will be some cases where the nature and demand of work in agriculture, forestry or other rural industries makes it essential for some rural workers to live at, or very close to, the site of their work in order to deal quickly with emergencies, particularly in relation to livestock and crops. Therefore, a significant positive effect is expected for SA objective **5: Economic Growth** as rural workers dwellings is essential for the economic viability of rural industry.

**6.249** The criterion that sets out when a rural worker's dwelling is acceptable requires there to be an established functional need and requires dwellings to be well-related to existing buildings. This will help keep development within the scale and density of the local landscape, resulting in a minor positive effect for SA objective **15: Landscapes and Townscapes**.

## LPR 49 Infill Development in Hamlets

**6.250** A significant positive effect is expected for SA objective **2: Access to Housing** and a minor positive effect for SA objective **15: Landscapes and Townscapes**. The policy will help increase the range of housing in the District while also preventing sporadic development which could otherwise adversely affect the character and appearance of the area.

## LPR 50 Residential Conversion of Buildings in the Countryside

**6.251** A significant positive effect is expected for SA objective **2: Access to Housing** as the policy encourages conversion of permanent rural buildings to new homes, thereby offering a greater range of homes with already suitable access.

**6.252** The supporting text to this policy discusses the need to demonstrate that buildings are no longer suited to commercial use, with the policy requiring demonstration that the site is no longer suitable and has been marketed for

commercial use. Whilst safeguards are therefore in place, the policy creates the possibility that a change of use could result in the loss of commercial buildings which could be important to the rural economy in the future. It therefore could have minor negative effects in relation to SA objective **1: Safe and Cohesive Communities**, SA objective **5: Economic Growth** and SA objective **4: Service and Facilities** but these are uncertain.

**6.253** The criteria in the policy also require that there is no unacceptable impact on protected species, the historic environment or the character of the site or the surrounding countryside and its landscape value. Therefore, a minor positive effect is expected for SA objective **7: Biodiversity and Geodiversity**, SA objective **9: Cultural Heritage** and SA objective **15: Landscapes and Townscapes**.

## LPR 51 Garden Extensions

**6.254** The supporting text notes that uncontrolled garden extensions can have a serious impact on the landscape due to the domestic garden paraphernalia which normally accompanies garden use such as garden furniture, sheds and children's play equipment. When extending gardens out into undeveloped areas, as well as changes to the way in which the land is used and looked after with mown grass, flower beds etc, this can affect landscape character, resource and biodiversity. The policy states that a garden extension will only be permitted where 'there would be no loss of protected natural features or areas of high wildlife value', including the specification of native species planting and where 'there is no material adverse impact on the character and appearance of the surrounding countryside or street scene'. Additionally, the policy states that there must be no negative effects on any heritage asset and their setting. A significant positive effect is therefore expected for SA objective **7: Biodiversity and Geodiversity** and SA objective **15: Landscapes and Townscapes**. A minor positive effect is expected for SA objective **9: Cultural Heritage**.

# Transport and infrastructure

**6.255** This section presents the appraisal findings for policies included under 'Transport and infrastructure' heading of the Draft Local Plan Review. The effects are presented in **Table 6.29** and summarised for each policy below.

Table 6.29: Summary of SA findings for transport and infrastructure policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 52 Sustainable Transport	+	0	++	0	0	0	0	++	0	+	0	0	0	+	+	0	0
LPR 53 Parking Provision	0	0	+/-	0	0	0	-	++/-	0	+/-	0	0	0	+/-	0	0	-
LPR 54 Transport Related Policy Areas	0	0	0	+	+	0	+	++	0	0	0	0	0	0	++	0	0
LPR 55 New Road Infrastructure	0	0	+/-	0	+	0	-?	+/-	-?	+/-	0	0	0	+/-	-?	0	0
LPR 56 Broadband	0	0	0	+	+	0	0	+	0	+	0	0	0	0	0	0	0

## LPR 52 Sustainable Transport

**6.256** The policy focuses on facilitating a range of sustainable transport methods for the District, which is expected to reduce usage of the car. The improved facilities for walkers and cyclists are also likely to improve the physical and mental wellbeing of local communities. Connecting people to the countryside and green infrastructure will also benefit health. Therefore, significant positive effects are expected for SA objective **3: Health and Wellbeing** and SA objective **8: Transport and Travel**.

**6.257** Reduced use of the car and encouragement of active forms of travel and public transport, as well as the provision of electric vehicle facilities will support the reduction of transport emissions (carbon and particulate matter associated with air pollution). Nonetheless, this does depend on uptake in the local community. This suggests minor positive effects are expected for SA objective **10: Climate Change Mitigation** and SA objective **14: Air Quality**.

**6.258** Minor positive effects are also expected for SA objective **1: Safe and Cohesive Communities**, as well as SA Objective **15: Landscapes and Townscapes**. The policy supports promotion of recreational opportunities and considers accessibility and safety in the design of active travel routes and Public Rights of Way (PRoW), which will benefit inclusivity and accessibility in the community. Landscapes and townscapes are expected to be protected as the policy states development should not adversely affect the character, or result in loss or a worsening of the quality of the existing PRoW.

## LPR 53 Parking Provision

**6.259** Mixed effects are expected for SA objective **8: Transport and Travel**. Minor negative effects are expected because the geography of the District is predominantly rural and therefore people travel relatively long distances to reach some of the main service centres, often by private vehicle. The provision of parking spaces further persuades use of the car, as does the provision of parking for new residential

development to a certain degree. However, the policy ensures that new proposals provide adequate parking for bicycles, increasing the potential for use of sustainable transport modes, although this depends on uptake in the District. This policy will safeguard parking at a number of rail stations (Braintree, Bures, Hatfield Peverel, Kelvedon and Witham), which may encourage train travel as an alternative to car travel for longer journeys and thereby promote use of sustainable transport. The provision of car parking spaces also provides accessibility to services for those living beyond walking or cycling distance and car parking will therefore be a key issue in terms of accessibility. Therefore, significant positive effects are also expected for SA objective **8: Transport and Travel**.

**6.260** This policy seeks to ensure that new proposals provide parking for bicycles which is likely to encourage the uptake of more sustainable means of transport to access services and facilities which would have benefits on health as people engage in more active travel. On the other hand, the provision of vehicular parking for new residential developments would potentially lead to higher ownership of private cars. This would potentially discourage the use of public transport or other sustainable modes which would otherwise have a positive benefit on health. A mixed minor effect is therefore likely for SA objective **3: Health and Wellbeing**.

**6.261** SA objective **10: Climate Change Mitigation** is expected to receive mixed minor positive and negative effects, as does SA objective 14: Air Quality. This is because the policy facilitates use of the car but also does the same for sustainable transport modes like cycling. The policy could therefore worsen climate effects and contribute to air pollution but also support the mitigation of climate change effects and limit air pollution.

**6.262** The car parking area allocated at Braintree Village West is currently greenfield land. Removing this land for further car parking may disturb habitats and remove biodiversity and damage soils, therefore minor negative effects are likely for SA objective **7: Biodiversity and Geodiversity** and SA objective **17: Soil**.

## LPR 54 Transport Related Policy Areas

**6.263** The policy enables specific types of transport-related development in two main gateway locations but limits other types of development. The supporting text states that this is in order to prevent the coalescence of settlements. Quality of design and substantial landscaping is also sought. Therefore, a significant positive effect is expected for SA objective **15: Landscapes and townscapes**. The policy seeks better connectivity to nearby settlements for cyclists and pedestrians, which promotes sustainable forms of travel, therefore also having a significant positive effect for SA objective **8: Transport and Travel**.

**6.264** Greater accessibility to settlements and encouraging particular uses would also result in a minor positive effect for SA objective **4: Services and Facilities** and SA objective **5: Economic Growth**. Minor positive effects are also expected for SA objective **7: Biodiversity and Geodiversity** due to the substantial planting and landscaping, which creates space for green infrastructure to facilitate flora and fauna.

## LPR 55 New Road Infrastructure

**6.265** Mixed minor effects are expected for SA objective **8: Transport and Travel**. The road infrastructure improvements should improve access to services and facilities by car, with congestion eased. Improved road infrastructure could also be of benefit for public transport. Conversely, this could make the road network more attractive for car journeys that otherwise would not have taken place, offsetting some of these benefits. The road infrastructure improvements will help to address traffic congestion, particularly at peak times, and also to accommodate the additional traffic generated by the additional housing and employment development in the Draft Local Plan. This should help to support economic growth, resulting in a minor positive effect for SA objective **5: Economic Growth**.

**6.266** Reductions in congestion are likely to facilitate free-flowing movement of traffic, addressing congestion at peak times in particular. This should help to reduce greenhouse emissions and alleviate air pollution, which will have positive effects on

the health of residents and workers. Conversely, this could make the road network more attractive for car journeys, offsetting some of these benefits, and also encouraging residents to use a car rather than cycle or walk. Therefore a mixed minor effect is likely for SA objective **3: Health and Wellbeing**, SA objective **10: Climate change mitigation** and SA objective **14: Air Quality**.

**6.267** The policy has the potential to result in negative effects on the landscape, historic environment and biodiversity, due to the urbanisation effect in more rural and sensitive landscapes from both the built structure and related increases in noise from traffic. The significance of the effect is uncertain as it will depend upon the precise routing and design of the road infrastructure. Therefore, a minor negative uncertain effect is expected for SA objective **7: Biodiversity and Geodiversity**, SA objective **9: Cultural Heritage** and SA objective **15: Landscapes and Townscapes**.

## LPR 56 Broadband

**6.268** Even in the absence of this policy, telecommunication companies would provide broadband internet services to new developments in any case. However, this policy should ensure that the design and layout of new developments facilitates this and where provision is not currently practical or economically viable, developer contributions are collected to enable greater access in the future. The policy is likely to support homeworkers and businesses, supporting the ability to deliver services online, particularly since high-speed internet access facilitates video conferencing and other services which might otherwise require travel. Preventing the need to travel to meetings would help reduce emissions from transport and therefore contribute to climate mitigation. Consequently, minor positive effects are expected for SA objective **4: Services and Facilities**, SA objective **5: Economic Growth**, SA objective **8: Transport and Travel** and SA objective **10: Climate Change Mitigation**.

## Creating better places – built and historic environment, active and healthy, and high-quality places

**6.269** This section presents the appraisal findings for policies included under ‘Creating better places’ heading of the Draft Local Plan Review, including policies related to design, placemaking and health. The effects are presented in **Table 6.30** and summarised for each policy below.

Table 6.30: Summary of SA findings for creating better places policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 57: Built and Historic Environment	+	0	0	+	+	0	+	0	++	0	0	0	0	0	++	0	0
LPR 58: An Inclusive Environment	++	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 59: Health and Wellbeing Impact Assessment	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 60: Provision for Open Space, Sport and Recreation	+	0	++	+	+	0	+	+	0	+	0	0	0	0	+	0	0
LPR 61: Equestrian Facilities	0	0	+	+	+	0	+	0	+	0	0	0	0	0	+	0	-
LPR 62: Layout and Design Development	+	+	+	+	0	0	++	+	+	+	+	+	+	0	++	+	0

## LPR 57 Built and Historic Environment

**6.270** This policy focuses on ensuring the protection and enhancement of heritage assets and their setting, in addition to the protection of archaeological assets, safeguarding historic values and promoting access to cultural heritage. Therefore, SA objective **9: Cultural Heritage** is expected to receive significant positive effects. Landscapes and townscapes would also benefit from the policy due to the requirement for development to conserve and enhance townscape character and protect landscape sensitivity, as well as promoting the sympathetic re-use of buildings. The policy is therefore likely to have significant positive effects on SA objective **15: Landscapes and Townscapes**.

**6.271** This policy is likely to have minor positive effects in relation to SA objective **1: Safe and Cohesive Communities**. This is because the policy refers to creating a built environment that is safe and accessible for everyone, contributing to the better quality of life, involvement of the local community and improvement of the public realm. This will in turn support cohesive communities and improve facilities and services, resulting in minor positive effects for SA objective **4: Services and Facilities**. The policy also encourages heritage assets to contribute towards regeneration, economic development, tourism and leisure which will benefit economic growth of the area. This would mean minor positive effects for SA objective **5: Economic Growth**. Minor positive effects are also identified for SA objective **7: Biodiversity and Geodiversity** as the enhancements to and protection of conservation areas and registered parks and gardens required by the policy will contribute to the improvement of biodiversity and geodiversity.

## LPR 58 An Inclusive Environment

**6.272** The policy is expected to provide significant positive effects for SA objective **1: Safe and Cohesive Communities** as it focuses on ensuring a high standard of accessible and inclusive design to ensure better safety, remove disability barriers and meet the needs of the different users. This helps reduce inequality and

encourage greater community cohesion. This is also likely to increase accessibility to housing, particularly for disabled people, leading to minor positive effects against SA objective **2: Access to Housing**.

**6.273** This policy maintains social inclusion and accessibility to services and facilities and ensures that development contains no disabling barriers. This will improve access to amenities such as health facilities whilst also contributing positively to reducing social exclusion by ensuring better access to workplaces and shops for all. This will have minor positive effects against SA objective **4: Services and Facilities** and SA objective **3: Health and Wellbeing**.

## LPR 59 Health and Wellbeing Impact Assessment

**6.274** A significant positive effect is expected for SA objective **3: Health and Wellbeing** as the policy requires development proposals to assess their impact upon health and wellbeing upon the capacity of existing health services and facilities and the promotion of health improvement activities. The focus is on designing the build environment to not exacerbate health problems.

**6.275** This policy requires health impact assessments to assess the capacity of existing health services and facilities and supports proposals that improve quality of life for the community and reduce health inequalities, thereby having a minor positive effect in relation to SA objective **1: Safe and Cohesive Communities**.

## LPR 60 Provision for Open Space, Sport and Recreation

**6.276** This policy focuses on protecting and providing recreation, sport and leisure facilities to local areas which are likely to be used for a diverse range of activities. The improvement in the quality of facilities will enable healthier lifestyles and access to open space, resulting in significant positive effects under SA objective **3: Health and Wellbeing**.

**6.277** The policy serves to protect, expand and enhance these important local facilities and spaces, improving their general extent and quality where appropriate, with minor positive effects therefore expected for SA objective **4: Services and Facilities**. Minor positive effects are also expected for SA objective **1: Safe and Cohesive Communities** as the policy encourages some provision of green space to be maintained as a community resource for cultural, community and religious festivals, therefore enhancing the public realm and encouraging social inclusion and wellbeing. The policy also includes protecting and enhancing parts of the rights of way network that benefit open space which may provide more attractive routes for walkers and cyclists, thereby enhancing sustainable forms of travel. This would contribute minor positive effects under SA Objective **8: Transport and Travel**.

**6.278** Minor positive effects are expected for SA objectives **7: Biodiversity and Geodiversity**, **10: Climate Change and Mitigation** and **15: Landscapes and townscapes**. This is due to the policy encouraging development of green infrastructure and protection of open spaces which will benefit wildlife, protect visually open spaces and views from public rights of way, prevent increased overlooking or encroachment and enhance the environment to promote climate mitigation through green infrastructure.

**6.279** A minor positive effect is also expected for SA objective **5: Economic Growth**. The policy will contribute towards improving the local character of the District's landscapes and townscapes which is likely to enhance the District's potential for tourism.

## LPR 61 Equestrian Facilities

**6.280** The policy focuses on the delivery of riding schools, stable buildings and any other related equestrian facilities in a sustainable manner. This policy focuses on ensuring the protection of landscape, nature conservation interests next to settlements and the heritage assets to ensure no equestrian facility adversely affects these areas. Therefore, minor positive effects are expected for SA objectives **7: Biodiversity and Geodiversity**, **9: Cultural Heritage** and **15: Landscapes and Townscapes**. Providing equestrian facilities is likely to encourage people to the area

which may enhance the local economy along with providing further services and amenities for the local community. These facilities would provide an option for active lifestyles and recreation. Therefore, minor beneficial effects are also expected for objectives relating to socioeconomics and health, specifically SA objectives **3: Health and Wellbeing**, **4: Services and Facilities** and **5: Economic growth**. The policy additionally states that land should be available for grazing which is likely to impact soils. Minor negative effects are consequently identified for SA Objective **17: Soils**.

## LPR 62 Layout and Design of Development

**6.281** This policy emphasises high quality design and layout for developments which in keeping with local character and includes buildings of high architectural quality that define the public realm and use materials that will only complement the existing townscape, supporting a sense of place that is visually interesting. The policy additionally includes improvements to landscaping, maintaining conservation areas and areas of landscape importance. Therefore, significant positive effects are likely for SA objective **15: Landscapes and Townscapes**. Minor positive effects are identified for SA objective **9: Cultural Heritage**, due to this protection of conservation areas along with the enhancement of local historic features.

**6.282** The creation of developments that are well connected to walking and cycling networks and promote sustainable transport modes, along with the focus on safety, should discourage use of the car and provide better accessibility for residents on foot and by bicycle. This is likely to have minor positive effects on SA objectives **3: Health and Wellbeing**, **8: Transport and Travel** and **10: Climate Change Mitigation**. The improved quality of housing that is likely to result also supports positive effects for health and wellbeing. Additionally, the focus on safety and accessibility for all to undertake day to day activities (including children, older people and those with a disability) within a safe and secure environment, along with crime prevention and reduction, also indicates minor positive effects for SA objective **1: Safe and Cohesive Communities** and SA Objective **4: Services and Facilities**. This policy supports the provision of high quality homes and therefore is also expected to have minor positive effects against SA objective **2: Access to Housing**.

**6.283** Flood prevention, sustainable energy conservation and water resource efficiency are all identified within the scope of the policy's requirements, therefore are likely to cause minor positive effects against SA objectives **11: Climate Change Adaptation**, **12: Water Resources and quality** and **13: Flood Risk**. Similarly, minor positive effects are expected against SA objective **16: Waste and Resource Efficiency** due to the policy requiring waste and collection arrangements, including recycling, to be incorporated into new developments, which will ensure operational waste is minimised. The requirement for maintenance and promotion of local biodiversity and historic environmental assets, and encouragement of the delivery of biodiversity net gain through tree planting and hedge planting, in the policy will ensure benefits to local habitats and species. Additionally, protecting intrinsically dark landscapes will also result in significant positive effects for SA objective **7: Biodiversity and Geodiversity**.

## Creating better places – heritage assets

**6.284** This section presents the appraisal findings for policies included under 'Creating better places' heading of the Draft Local Plan Review, including policies related to the protection of heritage assets. The effects are presented in **Table 6.6** and summarised for each policy below.

Table 6.31: Summary of SA findings for heritage assets policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 63 Conservation Areas	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 64 Shop Fronts, Fascias and Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 65 Illuminated Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 66 Demolition in Conservation Area	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 67 Demolition of Listed Buildings or Structures	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 68 Heritage Assets and their Settings	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 69 Archaeological Evaluation, Excavation and Recording	0	0	0	0	+	0	0	0	++	0	0	0	0	0	+	0	0

## LPR 63 Conservation Areas

**6.285** This policy is expected to have a significant positive effect in relation to SA objective **9: Cultural heritage** and SA objective **15: Landscapes and townscapes**. It requires proposals within or adjacent to a conservation area to not detract from the character, appearance and essential features of the Conservation Area by retaining details of existing buildings that make a positive contribution to the character and appearance of the conservation area and by ensuring that building materials are authentic and complementary to the character of buildings.

## LPR 64 Shop Fronts, Fascias and Signs in Conservation Areas

**6.286** The policy states that shop fronts, fascias and signs in conservation areas should be of high quality and have regard to the character of an area. This policy is likely to make a positive contribution to conserving and enhancing townscapes and the historic environment, and so a significant positive effect is likely for Objective **9: Cultural heritage** and SA Objective **15: Landscapes and townscapes**. This may also have a positive impact on the appearance of Braintree's town centres, helping to increase footfall (from both local residents and tourists) and therefore spending. This will have a minor significant effect on SA objective **5: Economic growth**.

## LPR 65 Illuminated Signs in Conservation Areas

**6.287** This policy requires well designed and proportioned fascia signs and any illumination necessary shall take the form of discreet external down lighting. This policy is likely to have a significant positive effect for SA objective **9: Cultural heritage** and SA objective **15: Landscapes and townscapes** as it seeks to make a positive contribution to conserving and enhancing townscapes and the historic environment. This may also have a positive impact on the appearance of Braintree's

town centres, helping to increase footfall and therefore spending. This will have a minor significant effect on SA objective **5: Economic growth**.

## LPR 66 Demolition in Conservation Area

**6.288** This policy is expected to have a significant positive effect in relation to SA objective **9: Cultural heritage** and SA objective **15: Landscapes and townscapes**. This is because the policy states that demolition of an unlisted building or structure in a conservation area would only be acceptable where demolition would not have a negative impact on the street scene, where the structure makes a negative contribution to the conservation area, where demolition would benefit the local environment or infrastructure or where it is part of redevelopment scheme that would preserve or enhance the character and appearance of the area.

## LPR 67 Demolition of Listed Buildings or Structures

**6.289** A significant positive effect is expected for SA objective **9: Cultural heritage** as partial or total demolition of a listed building or structure will only be granted in the most exceptional circumstances where certain criteria are fully satisfied. The preservation and enhancement of the historic environment will contribute to the tourism industry. The preservation and enhancement of historic assets will also have a minor positive effect for SA objective **15: Landscapes and townscapes**.

## LPR 68 Heritage Assets and their Settings

**6.290** A significant positive effect is expected for SA objective **9: Cultural heritage** as development involving internal, or external alterations, or extensions, to a listed building, or listed structure and changes of use will only be permitted when the development meets the criteria set out in the policy. The preservation and enhancement of historic assets will also have a minor positive effect for SA objective

**15: Landscapes and townscapes.** This may also have a positive impact on Braintree’s heritage, which may help to increase tourist footfall and therefore spending. This will have a minor significant effect on SA objective **5: Economic growth**.

## LPR 69 Archaeological Evaluation, Excavation and Recording

**6.291** An archaeological evaluation of the site will need to be undertaken and submitted as part of the planning application where important archaeological remains are thought to be at risk from development, or if the development could impact on a scheduled ancient monument, or historic park and garden. This ensures the preservation of all remains of archaeological significance. Therefore, a significant positive effect is likely for SA objective **9: Cultural heritage**. This policy seeks to ensure that archaeological remains in the District are protected and this would have benefits on local character and townscape. As such a minor positive effect is expected in relation to SA objective **15: Landscapes and townscapes**. This may also have a positive impact on Braintree’s heritage, which may help to increase tourist footfall and therefore spending. This will have a minor significant effect on SA objective **5: Economic growth**.

## Creating better places – community facilities

**6.292** This section presents the appraisal findings for policies included under ‘Creating better places’ heading of the Draft Local Plan Review, including policies related to community facilities. The effects are presented in **Table 6.32** and summarised for each policy below.

Table 6.32: Summary of SA findings for community facilities policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 70 Educational Establishments	++	0	0	0	0	++	-	0	0	0	0	-	0	0	-?	0	--
LPR 71 Local Community Services and Facilities	++	0	++	++	0	0	+	+?	0	0	0	-?	--?	0	+?	0	+?
LPR 72 Cemeteries and Churchyards	0	0	0	0	0	0	0	0	0?	0	0	--?	0	0	0?	0	--

## LPR 70 Educational Establishments

**6.293** A significant positive effect is expected for SA objective **6: Access to education** as the policy seeks to support the retention of existing educational facilities and the creation of more facilities. A significant positive effect is also expected for SA objective **1: Safe and cohesive communities** as it supports well-designed proposals in sustainable locations on sites of a sufficient size to accommodate the range of facilities required, improving supply of community facilities for the local population, specifically young people.

**6.294** The policy identifies one specific site for development of new educational facilities - Land at Ravens Avenue, Halstead. Uncertain minor negative effects are identified for SA objectives **7: Biodiversity and geodiversity** and **12: Water resources and quality** as the site is in proximity of the river Colne and an associated priority habitat, with potential for adverse effects from development. An uncertain minor negative effect is identified for SA objective **15: Landscape and townscape** as the site is located at the urban edge in an area of medium landscape sensitivity. A significant negative effect is also identified for SA objective **17: Soil** as the site is located on greenfield agricultural land.

## LPR 71 Local Community Services and Facilities

**6.295** The policy safeguards two specific sites for community use and one further site for the development of new community facilities. There is some uncertainty associated with all effects of the assessed policy as it mainly concerns the identification of uses or the safeguarding of land. In the latter case it is unclear how community facilities will be provided at this site within the plan period.

**6.296** This policy is expected to have significant positive effects in relation to SA objective **1: Safe and cohesive communities**, **3: Health and wellbeing** and **4: Services and facilities** as it allocates a new site for community facilities (as well as encouraging new provision generally) and protects existing facilities, including

healthcare facilities. An uncertain minor positive effect is identified for **8: Transport and travel** as development of the Butler Road site will enhance the vitality of Halstead, providing community facilities in an accessible town centre location. As explained above, this is uncertain as it is unclear how this will be delivered.

**6.297** A minor positive effect is identified for SA objective **7: Biodiversity and geodiversity** as it provides protection for two community woodlands. Uncertain minor positive effects are identified for SA objective **15: Landscape and townscapes** and SA objective **17: Soil** as provision of new community facilities on the Butler Road site prioritises development of brownfield land and may deliver positive regeneration of a town centre car park, although proposals for the site are uncertain. Uncertain negative effects are expected for SA objectives **12: Water resource and quality** (minor uncertain negative effect) and **13: Flood risk** (significant uncertain negative effect) due to the site's proximity to the river Colne and location within Flood Zones 2 and 3.

## LPR 72 Cemeteries and Churchyards

**6.298** An uncertain negligible effect is identified for SA objective **9: Cultural heritage and 15: Landscape and townscape**. The St Mary the Virgin churchyard lies within a conservation area, but the extension to the existing graveyard is unlikely to have adverse impacts. Given that both this site and Bocking Cemetery are allocated for extensions of an existing graveyard provision, it is unlikely that landscape character will be adversely affected. Both graveyards are in close proximity to watercourses and Bocking Cemetery is largely within SPZ1. There are therefore uncertain significant negative effects associated within SA objective **12: Water resources and quality**. The extension to St Mary the Virgin churchyard consists mainly of use of grade 2 agricultural land. Therefore, the cemetery extension would lead to loss of best and most versatile agricultural land, leading to significant negative effects against SA objective **17: Soil**.

## Natural environment – biodiversity

**6.299** This section presents the appraisal findings for policies included under the 'Natural environment' heading of the Draft Local Plan Review, including policies related to biodiversity and green infrastructure. The effects are presented in **Table 6.33** and summarised for each policy below.

Table 6.33: Summary of SA findings for biodiversity policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 73 Natural Environment and Green Infrastructure	0	0	+	0	0	0	++	0	0	+	+	+	0	0	++	0	0
LPR 74 Protected Sites	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
LPR 75 Tree Protection	0	0	0	0	0	0	++	0	+?	0	0	0	0	0	++	0	0
LPR 76 Protection, Enhancement, Management and Monitoring of Biodiversity	0	0	0	0	0	0	++	0	0	0	0	++	0	0	+	0	0

## LPR 73 Natural Environment and Green Infrastructure

**6.300** The policy requires development proposals to take all available measures to ensure the protection, and where possible, the enhancement of the natural environment, habitats, biodiversity and geodiversity of the District. Therefore, significant positive effects are expected for SA objective **7: Biodiversity and geodiversity**. The natural environment, habitats, biodiversity and geodiversity contribute to local character and aesthetics. Along with the requirement for development proposals to contribute towards green infrastructure, this policy is expected to have significant positive effects on SA objective **15: Landscapes and townscapes**.

**6.301** Policy requires that development proposals must take climate change and water scarcity into account in their design, including protection from pollution. As such, minor positive effects are expected for SA objectives **10: Climate change mitigation**, **11: Climate change adaptation** and **12: Water resources and quality**. A minor positive effect is identified for SA objective **3: Health and wellbeing** as green infrastructure and open space can play an important role in providing accessible outdoor spaces with positive associated health and wellbeing impacts for local residents. The policy requires additional provision where deficiencies have been identified.

## LPR 74 Protected Sites

**6.302** This policy relates to the protection of international, national and locally designated sites for their nature conservation value. The policy requires ecological assessments to be carried out where proposals may affect sites and protected species. Impacts on species/habitats will be mitigated where appropriate and where mitigation cannot take place permission will be refused. As such, a significant positive effect is identified for SA objective **7: Biodiversity and geodiversity**.

## LPR 75 Tree Protection

**6.303** The policy will protect trees, particularly those which contribute to the character of the local landscape, resulting in significant positive effects for SA objective **7: Biodiversity and geodiversity** and **15: Landscape and townscapes**. The Council will assess the contribution made by trees in Conservation Areas, therefore uncertain minor positive effects are also identified for SA objective **9: Cultural heritage**.

## LPR 76 Protection, Enhancement, Management and Monitoring of Biodiversity

**6.304** This policy is focused on the protection and enhancement of biodiversity as part of development proposals. This includes opportunities for habitat creation, improvement of wildlife links, considered building design and improvements to water quality. The natural environment and green infrastructure contribute to local character and aesthetics. Significant positive effects are therefore expected for SA objective **7: Biodiversity and geodiversity**, **12: Water resources and quality**, and a minor positive effect is identified for **15: Landscape and townscape**.

## Natural environment – landscape

**6.305** This section presents the appraisal findings for policies included the ‘Natural environment’ heading of the Draft Local Plan Review, including policies related to landscape character and features. The effects are presented in **Table 6.34** and summarised for each policy below.

Table 6.34: Summary of SA findings for landscape policies

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 77 Landscape Character and Features	0	0	0	0	0	0	++	0	0	0	0	0	0	0	++	0	0
LPR 78 Green Buffers	0	0	0	0	0	0	+	0	0	0	0	0	0	0	++	0	0
LPR 79 Protected Lanes	0	0	0	0	0	0	++	0	0	0	0	0	0	0	++	0	0

## LPR 77 Landscape Character and Features

**6.306** This policy would have a significant positive effect in relation to SA objective **7: Biodiversity and geodiversity** and SA objective **15: Landscapes and townscapes**. It is focused on the protection and enhancement of local landscape character, including the intrinsic beauty of the countryside and the features identified in the Council's Landscape Character Assessments. It also considers impacts on the Dedham Vale National Landscape. Policy is supportive of the restoration and enhancement of the natural environment, including creation and enhancement of green infrastructure networks and wildlife corridors.

## LPR 78 Green Buffers

**6.307** This policy identifies specific areas as Green Buffers, the designation of which seeks to prevent coalescence of settlements and ensure development preserves the setting of these areas, with regard to local landscape character. A significant positive effect is expected for SA objective **15: Landscape and townscape**. The policy requires appropriate landscaping, comprising local native species, in order to enhance the countryside character of these areas and encourage biodiversity. Therefore, a minor positive effect is also expected for SA objective **7: Biodiversity and geodiversity**.

## LPR 79 Protected Lanes

**6.308** This policy would have a significant positive effect in relation to SA objective **7: Biodiversity and geodiversity** and SA objective **15: Landscapes and townscapes**. Protected lanes are often enclosed by a mix of deciduous hedges and raised verges. Any proposals that would adversely affect the physical appearance of these protected lanes or generate an inappropriate amount of traffic would not be permitted, therefore the policy has a positive effect on the traditional landscape and nature conservation in the District.

# Natural environment – land, water and air quality

**6.309** This section presents the appraisal findings for policies included under the ‘Natural environment’ heading of the Draft Local Plan Review, including policies related to land, air and water quality. The effects are presented in **Table 6.35** and summarised for each policy below.

**Table 6.35: Summary of SA findings for Land Water and Air Quality - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards**

SA Objective	LPR 80 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
SA1: Safe and cohesive communities	0
SA2: Access to housing	0
SA3: Health and wellbeing	+
SA4: Services and facilities	0
SA5: Economic growth	0
SA6: Access to education	0

SA Objective	LPR 80 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
SA7: Biodiversity and geodiversity	+
SA8: Transport and travel	0
SA9: Cultural heritage	0
SA10: Climate change mitigation	+
SA11: Climate change adaptation	+
SA12: Water resources and quality	++
SA13: Flood risk	0
SA14: Air quality	++
SA15: Landscapes and townscapes	+
SA16: Waste and resource efficiency	0
SA17: Soil	+

## LPR 80 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

**6.310** The policy is directly linked to SA objective **12: Water Resources and Quality** and SA objective **14: Air Quality**, so significant positive effects are expected. This is because the policy requires that proposals for all new developments should minimise all emissions and other forms of pollution and ensure no deterioration to either air or water quality. Reducing emissions also created benefits for climate change mitigation. Climate change adaptation is also supported with the promotion of nature based solutions, therefore minor positive effects are likely for SA objective **10: Climate Change Mitigation** and SA objective **11: Climate Change Adaptation**.

**6.311** The policy also specifies that all development proposals must not cause unacceptable impacts upon the health and safety of the public and includes aims to reduce noise pollution. Reducing emissions and the focus of avoiding disruption to the natural environment encourages communities to have active outdoor lifestyles which benefits physical and mental health. A minor positive effect is therefore likely for SA objective 3: **Health and Wellbeing**.

**6.312** The policy requires that development proposals must be located and designed so as not to cause a significant adverse effect upon the environment by reason of pollution or as a result of any form of disturbance. This policy could also be expected to therefore offer some protection to habitats within the District which support biodiversity. A minor positive effect is therefore likely for SA objective **7: Biodiversity and Geodiversity**. As this will also help to conserve the natural and urban landscapes within the District, a minor positive effect is likely on SA objective **15: Landscapes and Townscapes**.

**6.313** The protection of soil is also required by the policy, in order to ensure development does not hinder good quality land and to protect soil drainage. The protection of soil resources is likely to cause minor positive effects to SA objective **17: Soil**.

# Natural environment – climate change and energy

**6.314** This section presents the appraisal findings for policies included under the 'Natural environment' heading of the Draft Local Plan Review, including policies related to climate change and energy. The effects are presented in **Table 6.10** and summarised for each policy below.

Table 6.36: Summary of SA findings for climate change and energy policies

SA objective																	
Policy	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 81 Climate Change	0	0	+	0	+	0	+	+	+	++	++	+	+?	+	+	+	+
LPR 82 Renewable Energy Generation and Efficiency	0	+/-	0	0	0	0	0	0	+?	++	0	++	0	0	0	0	0
LPR 83 Renewable Energy Schemes	0	0	+	0	0	0	++	0	+	++	0	+	0	+	++	0	0

## LPR 81 Climate Change

**6.315** This policy aims to reduce greenhouse gas emissions and requires development proposals to demonstrate how developmental design has considered climate change mitigation and adaptation. In requiring the reduction of greenhouse gas emissions and appropriate mitigation, this policy will have significant positive effects with regards to SA objectives **10: Climate Change Mitigation** and SA objective **11: Climate Change Adaptation**.

**6.316** More specific requirements on energy efficiency in new developments are set out in the policy. Ensuring that development is built to both limit greenhouse gas emissions and withstand the unavoidable effects of climate change is likely to have minor positive implications for SA objective **3: Health and Wellbeing**, as residents and workers will be at reduced risk of injury or ill health from climate change issues such as overheating, flooding and other extreme weather events. This may also help to increase the resilience of local businesses to climate change and promote the green economy, leading to minor positive effects on SA objective **5: Economic Growth**.

**6.317** As specified in the supporting text to this policy, it is expected that promoting sustainable modes of transport, such as cycle and walking will be a key factor in reducing the use of the car and minimising greenhouse gas emissions, leading to minor positive effects on SA objective **8: Transport and Travel**.

**6.318** One of the key effects of climate change that the District is likely to have to adapt to is increased risk of flooding, a matter reflected in the supporting text to the policy. As such, minor positive effects are recorded against SA objective **13: Flood Risk**, although such effects remain uncertain as the policy does not explicitly refer to minimising flood risk. Additionally, the supporting text cites the need to manage and conserve water resources and use Sustainable Urban Drainage Systems which are expected to result in minor positive effects for SA objective **12: Water Resources and Quality**.

The policy supports provision of renewable and low carbon technologies but specifies that this is subject to their impacts on landscape and visual amenity, residential amenity, pollution, heritage assets, biodiversity, soils and highways. This is assessed as having minor positive effects with regards to SA objective **7: Biodiversity and Geodiversity**, SA objective **9: Cultural Heritage**, SA objective **14: Air Quality**, SA objective **15: Landscapes and townscapes** and SA objective **17: Soil**. The supporting text also identifies that recycling and waste reduction will help to mitigate climate change by minimising the volume of waste sent to landfill in the District. This is likely to result in minor positive effects for SA objective **16: Waste and Resource Efficiency**.

## LPR 82 Energy Generation and Efficiency

**6.319** The primary purpose of this policy is to encourage greater energy efficiency through design of new and existing developments and to provide at least a 19% improvement in energy performance over the requirements of the Building Regulations (2013). Therefore, a significant positive effect is expected for SA objective **10: Climate Change Mitigation**. Energy efficiency measures identified in the policy include reducing water consumption (with a specific requirement to meet the Building Regulations optional requirement for water efficiency of 110 litres/person/day) and increasing water recycling, which would result in a significant positive effect for SA objective **12: Water Resources and Quality**.

**6.320** The policy requires energy efficiency measures in all developments including homes, providing a greater opportunity for everyone to live in a decent home. Therefore, a minor positive effect is likely for SA objective **2: Access to Housing**, as the quality standards of dwellings will improve in respect of mitigation of climate change. This could however potentially make new residential developments less financially viable and so a potential minor negative effect is also identified, resulting in a mixed effect overall.

**6.321** Minor positive effects are expected for SA objective **9: Cultural Heritage** because the policy includes amendments to historic buildings and the supporting text states that this should not harm their built fabric, nor detract from their special

character or appearance or that of their curtilage or setting. However, these effects are uncertain as it is not known whether such amendments can be achieved in a significant number of historic buildings or whether the impacts will be considered unacceptable.

## LPR 83 Renewable Energy Schemes

**6.322** This policy is expected to have a significant positive effect in relation to SA objective **10: Climate Change Mitigation**. This policy is directly related to this objective as it would result in increased renewable generation of power which in turn would reduce greenhouse gases associated with the reliance on fossil fuels. As 13.1% of households in Braintree District were classified as being in fuel poverty, encouraging energy efficiency and reducing energy consumption will also support minor positive effects for SA objective **3: Health and wellbeing**. This is because this policy will help provide less polluting sources of domestic energy provision which will benefit physical health in the local population.

**6.323** The policy also states that proposals for renewable energy schemes will be encouraged where they do not result in serious harm landscape character and nature conservation. As such, significant positive effects are expected for SA objective **7: Biodiversity and geodiversity** and SA objective **15: Landscapes and townscapes**. Minor positive effects are also expected for SA objective **9: Cultural heritage**, SA objective **14: Air quality** and SA objective **12: Water resources and quality**. This is because the policy also states that renewable schemes will be encouraged where they do not jeopardise heritage assets and have hydrological and watercourse impacts. The policy additionally states that 'renewable energy schemes should not result in pollution to air, land or water', therefore also supporting positive effects for air quality, water resources and quality.

# Natural environment – flood risk and surface water drainage

**6.324** This section presents the appraisal findings for policies included under the ‘Natural environment’ heading of the Draft Local Plan Review, including policies related to flood risk and surface water drainage. The effects are presented in **Table 6.11** and summarised for each policy below.

**Table 6.37: Summary of SA findings for flood risk and surface water drainage policies**

Policy	SA Objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 84 Flooding Risk and Surface Water Drainage	0	0	+	0	0	0	+?	0	0	0	+	+	++	0	0	0	0
LPR 85 Surface Water Management Plan	0	+	0	0	0	0	+	0	0	+	+	++	++	0	0	0	0
LPR 86 Sustainable Urban Drainage Systems	0	+	+?	0	0	0	+?	0	0	+	+	+?	++	0	0	0	0

## LPR 84 Flooding Risk and Surface Water Drainage

**6.325** This policy is likely to have significant positive effects on SA objective **13: Flood Risk**. This is due to the policy focusing on reducing the risk of flooding to developments by directing development to flood areas of lowest risk and in all other cases, ensuring development is flood resilient and safe for users for the lifetime of the development, taking climate change into account. This policy is also likely to have minor positive effects on SA objective **11: Climate Change Adaptation** because preventing flooding supports the district in adapting to heavy rainfall events. The requirement for development to not have adverse impacts on any watercourse means that the policy is likely to have minor positive effect on SA objective **12: Water resources and quality**.

**6.326** The policy directs development proposals to explore riverside restoration, which is likely to improve the biodiversity of riparian habitats such as through the addition of attenuation ponds. However this remains uncertain as it depends on the location and design of the development. Therefore, minor positive effects with uncertainty are expected for SA objective **7: Biodiversity and Geodiversity**.

**6.327** As well as preventing development that would be at high risk from the effects of flooding, this policy aims to ensure the safety of people in developments in areas at lower risk of flooding, such as provision of safe access and egress. This is likely to improve the health and wellbeing of these residents and other occupiers, resulting in minor positive effects on SA objective **3: Health and Wellbeing**.

## LPR 85 Surface Water Management Plan

**6.328** A significant positive effect is expected for SA objective **12: Water Resources and Quality** and SA objective **13: Flood Risk** as this policy requires that development complies with the aims and objectives of the Surface Water Management Plan (SWMP). A SWMP outlines the predicted risk and preferred surface water management strategy for a given area. The Braintree and Witham

SWMP will help ensure that new development within Braintree District does not increase the number of people or properties at risk of flooding and does not result in increased flood risk elsewhere. It is also likely to result in general improvements to the water efficiency and sustainable water resource management across the District, particularly with inclusion of SUDs, and to reduce water pollution from flooding events. SUDs provision also supports climate change mitigation through reducing flood risk and managing surface water runoff, therefore this policy is likely to result in minor positive effects for SA objective **10: Climate Change Mitigation** and SA objective **11: Climate Change Adaptation**.

**6.329** Minor positive effects are expected in relation to SA objective **2: Access to Housing** because the SWMP will help to ensure that new development does not increase the number of properties at risk of flooding, providing a greater opportunity for everyone to live in a decent home.

**6.330** The policy seeks to reduce the risk of flooding which can also have benefits to the natural environment in terms of reduced habitat fragmentation or erosion. Therefore, a minor positive is also expected for SA objective **7: Biodiversity and Geodiversity**.

## LPR 86 Sustainable Urban Drainage Systems

**6.331** This policy is expected to have a significant positive effect in relation to SA objective **13: Flood Risk** by requiring the inclusion of SUDS in all residential developments of 10 dwellings or more and major commercial development unless the developer provides compelling evidence that is not suitable or that it would make development unviable. This should attenuate surface water runoff during extreme rainfall events and ensure that a natural runoff profile is achieved, avoiding increased flood risk on-site and downstream of the development.

**6.332** Minor positive effects are expected for SA objective **10: Climate Mitigation** and SA objective **11: Climate Adaptation** because this policy supports nature based solutions and mitigates impacts from extreme rainfall events which could cause flooding. Minor positive effects are also expected in relation to SA objective **2:**

**Access to Housing** because the requirement for SUDS will help to ensure that new development is adapted to a changing climate, as high intensity rainfall events are more likely in the future under climate change and SUDS will help to mitigate this impact.

**6.333** Minor positive effects are also expected in relation to SA objective **7: Biodiversity and Geodiversity** and SA objective **12: Water Resources and Quality** because naturalistic SUDS systems such as reed beds can provide new habitats and can improve water quality by filtering out contaminants. These benefits are uncertain as they will only arise for certain types of SUDS solution which are unlikely to be suitable for all scales of development or all site conditions.

**6.334** This policy supports the dual use of land for SUDs and for open space. This is expected to have positive implications for SA Objective **3: Health and Wellbeing**, as it could lead to the provision of new recreational space and promote healthy and active outdoor lifestyles, but this is uncertain and depends on the type of SUDS provision made.

## Natural environment – external lighting

**6.335** This section presents the appraisal findings for policy included under the ‘Natural environment’ heading of the Draft Local Plan Review relating to external lighting. The effects are presented in **Table 6.38** and summarised below the table.

# Policy LPR 87 External Lighting

**Table 6.38: Summary of SA findings for LPR 87**

SA objective	LPR 87 External Lighting
SA1: Safe and cohesive communities	++
SA2: Access to housing	0
SA3: Health and wellbeing	+
SA4: Services and facilities	0
SA5: Economic growth	0
SA6: Access to education	0
SA7: Biodiversity and geodiversity	+
SA8: Transport and travel	0
SA9: Cultural heritage	0
SA10: Climate change mitigation	0

SA objective	LPR 87 External Lighting
SA11: Climate change adaptation	0
SA12: Water resources and quality	0
SA13: Flood risk	0
SA14: Air quality	0
SA15: Landscapes and townscapes	++
SA16: Waste and resource efficiency	0
SA17: Soil	0

**6.336** This policy will have a significant positive effect for SA objective **1: Safe and Cohesive Communities** as it will support increased safety and security of new development. The policy will also help limit light pollution and help conserve or enhance dark skies by incorporating strict design criteria. Therefore, a significant positive effect is expected in relation to SA objective **15: Landscapes and Townscapes**.

**6.337** The policy is expected to have a minor positive effect in relation to SA objective **3: Health and wellbeing** given that lighting schemes will be required to avoid impacts on residential amenity. A minor positive effect is also expected in relation to SA objective **7: Biodiversity and geodiversity** as the policy may limit the hours of use of lighting which is likely to minimise the impacts on wildlife.

## Delivery and implementation

**6.338** This section presents the appraisal findings for policies included under the ‘Delivery and implementation’ heading of the Draft Local Plan Review. The effects are presented in **Table 6.39** and summarised for each policy below.

### LPR 88 Infrastructure delivery and impact mitigation policy

**Table 6.39: Summary of SA findings for Delivery and Implementation – Infrastructure delivery and impact mitigation policy**

SA Objective	LPR 88
SA1: Safe and cohesive communities	+
SA2: Access to housing	0
SA3: Health and wellbeing	+
SA4: Services and facilities	0
SA5: Economic growth	0
SA6: Access to education	+

SA Objective	LPR 88
SA7: Biodiversity and geodiversity	+
SA8: Transport and travel	+
SA9: Cultural heritage	0
SA10: Climate change mitigation	+
SA11: Climate change adaptation	0
SA12: Water resources and quality	0
SA13: Flood risk	+
SA14: Air quality	0
SA15: Landscapes and townscapes	0
SA16: Waste and resource efficiency	+
SA 17: Soil	0

**6.339** This policy ensures that there will be sufficient infrastructure availability and capacity to serve new development and that this is sustainable over time. This is

expected to ensure that key infrastructure and services are available and accessible to residents and workers.

The policy states that ‘the widest definition of infrastructure and infrastructure providers will be applied’. This is expected to include healthcare infrastructure, such as GP surgeries, open space and recreation, community facilities, transport, including sustainable transport, flood risk, waste and educational facilities, leading to minor positive effects with regards to SA objectives **1: Safe and Cohesive Communities**, **3: Health and Wellbeing**, **6: Access to Education**, **8: Transport and Travel**, **13: Flood risk** and **16: Waste and resource efficiency**. This could also refer to green infrastructure, which has many benefits including in respect of biodiversity and climate change. It is therefore likely to lead to minor positive effects on SA objectives **7: Biodiversity and Geodiversity** and **10: Climate change mitigation**.

## Chapter 7

### Cumulative effects

**7.1** It is a requirement of the SEA Regulations to consider cumulative effects. As such, the sustainability effects of the Draft Local Plan as a whole are presented in this chapter.

**7.2** The cumulative effects assessment considers the total effects of the policies and site allocations in the Draft Local Plan document taken as a whole in relation to each of the SA objectives. A summary of the likely sustainability effects of these are presented in **Table 7.2** below.

**7.3** Following the presentation of the total effects of the Draft Local Plan, this chapter also considers the cumulative effects of plan together with plan documents for surrounding local authorities as well as with relevant major projects.

Table 7.1: Overview of SA findings for policies of the Draft Local Plan

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
Vision and objectives	++?	++?	++?	++?	++?	++?	++/-?	++/-?	++/-?	++/-	+/-?	+/-?	+/-?	+/-?	++/-?	+/-?	+/-?
LPR 1 Spatial Strategy for Braintree District	++/-?	++	++/-	++/-	++/-	++	--/+	++/-	+/-?	++/-	+	--/+	+/-	++/-	+/-?	+/-	--/+
LPR 2 Development Boundaries	+	0	0	+	0	+	+	+	-?	0	0	0	0	0	++	0	++
LPR 3 Strategic Employment	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0
LPR 4 Location of Employment Land	0	0	0	0	++	0	-?	+/-	-?	0	0	-?	0?	-?	--?	0	--/+
LPR 5 Employment Policy Areas	0	0	0	+	++	0	0	+	0	0	0	0	0	0	0	0	0
LPR 6 Kelvedon Park	+	N/A	+	--	+	N/A	-	--	--?	N/A	N/A	-	0	-	0?	N/A	--
LPR 7 Allshots Farm, Rivenhall	0	N/A	+	--	+	N/A	-	--	--?	N/A	N/A	--	0	-	0?	N/A	--

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 8 Business Parks	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0
LPR 9 Rural Enterprise	+	0	0	0	+	0	0	+/-	0	0	0	0	0	0	+	0	0
LPR 10 Tourist Development within the Countryside	0	0	0	0	++	0	0	+/-	0	0	0	0	0	0	+	+	-?
LPR 11 Retailing and Regeneration	+	0	0	++	++	0	0	+	?	0	0	0	0	0	+	0	+
LPR 12 Primary Shopping Areas	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 13 District Centre - Great Notley	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 14 Braintree Village Designer Outlet Centre	0	0	0	+/-	+	0	0	+/-	0	0	0	0	0	0	0	0	0
LPR 15 Leisure and Entertainment	0	0	0?	+	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 16 Retail Warehouse Development	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 17 Retail Site Allocations	0	0	0	++	++	0	0	+	?	0	0	0	0	0	+/-?	0	++/--
LPR 18 Housing Provision and Delivery	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 19 SGL - Hayeswood, East of Great Notley, South of Braintree	+	++	++	+	+	++	--	++/-	--?	N/A	N/A	--	0	-	-?	N/A	--
LPR 20 SGL - Land East of Broad Road, Braintree	0	++	++	+	+	+	--	+	--?	N/A	N/A	--	0	-	0?	N/A	--
LPR 21 SGL - Former Towerlands Park Site	+	+	++	0	0	+	-	-	0?	N/A	N/A	--	0	-	0?	N/A	--
LPR 22 SGL - Panfield Lane, North West Braintree	+	++	++	++	+	++	-	+/-	0?	N/A	N/A	--	0	-	0?	N/A	--
LPR 23 SGL - East of Braintree - New Policy	+	++	+	+	0	++	-	+/-	--?	N/A	N/A	--	0	-	0?	N/A	--
LPR 24 SGL - Land South and North-East of Halstead (Within Greenstead Green and Cole Engaine Parish)	+	++	++	+	+	++	-	+/-	--?	N/A	N/A	--	--	-	-?	N/A	--

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 25 SGL - Land at South East Feering	+	++	++	+	+	+	-	+	0?	N/A	N/A	--	0	-	0?	N/A	--
LPR 26 SGL -West of Feering - Kings Dene	0	++	++	+	+	+	-	++/-	-?	N/A	N/A	--	0	-	0?	N/A	--
LPR 27 SGL - Wood End Farm, Witham	+	++	++	+	+	-	-	++	0?	N/A	N/A	-	0	-	0?	N/A	--
LPR 28 Land North of the A12, Hatfield Peverel	+	++	+	+	-	+	-	0	-	N/A	N/A	-	0	-	-?	N/A	--
LPR 29 Comprehensive Redevelopment Area - B&M Retail Unit, Rayne Road	0	++	+	++	-?	+	0	+	-?	N/A	N/A	-	0	-	+?	N/A	++
LPR 30 Comprehensive Redevelopment Area - Land East of Halstead High Street	+	+	++	++	0	++	-	-	0?	N/A	N/A	-	0	-	0?	N/A	-
LPR 31 Comprehensive Redevelopment Area - Factory Lane West/Kings Road, Halstead	0	+?	+	++	+?	++	-?	-	--?	N/A	N/A	-	-?	-	0?	N/A	++
LPR 32 Comprehensive Redevelopment Area - Coggeshall Football Club	0	++	+	-	-	-	-	-	-?	N/A	N/A	-	-	-	-	N/A	-

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 33 Comprehensive Redevelopment Area - Kings Chase, Witham	0	+	+	++	0	++	-	++/-?	0?	N/A	N/A	-	0	-	+	N/A	++
LPR 34 Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham (WITN3212)	+	++	+	+	-	+	0	+	-	N/A	N/A	0	0	0	+	N/A	++
LPR 35 Comprehensive Redevelopment Area - Newlands Precinct, Witham	+	+	+	++	+	++	-	++/-?	-?	N/A	N/A	-	0?	-	+	N/A	++
LPR 36 Comprehensive Redevelopment Area - Rickstones Neighbourhood Centre, Witham	+	+	+	+	+	++	0	+/-	0?	N/A	N/A	-	0	-	+	N/A	++
LPR 37 Land on the East Side of the A131 High Garrett	0	++	-?	-?	-	--	-	--	--?	N/A	N/A	--	0	-	-?	N/A	--
LPR 38 Area Action Plan - Former Airbase RAF Wethersfield	0	0	+	0	0	0	+	0	+	0	0	0	0	0	+	0	0
LPR 39 Affordable Housing	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 40 Affordable Housing in Rural Areas	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 41 Specialist Housing	+	++	+	0	0	0	0	+	0	0	0	0	0	0	+	0	0
LPR 42 Specialist Housing - Mount Hill, Halstead		+	+/-		+	+?	-	++	0	0	0	-	0	0	-	0	-
LPR 43 Self and Custom Build Housing	0	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 44 Gypsy and Traveller and Travelling Showpersons' Accommodation	+	++	0	0	+	0	+	+	0	0	0	+/-	+	0	0	0	0
LPR 45 Housing Mix and Density	+	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 46 Residential Extensions, Alterations and Outbuildings	0	0	0	0	0	0	0	0	+	0	0	0	0	0	++	0	0
LPR 47 Replacement Dwellings in the Countryside	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 48 Rural Workers Dwellings in the Countryside	0	++	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0
LPR 49 Infill Development in Hamlets	0	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 50 Residential Conversion of Buildings in the Countryside	-?	++	0	-?	-?	0	+	0	+	0	0	0	0	0	+	0	0
LPR 51 Garden Extensions	0	0	0	0	0	0	++	0	+	0	0	0	0	0	++	0	0
LPR 52 Sustainable Transport	+	0	++	0	0	0	0	++	0	+	0	0	0	+	+	0	0
LPR 53 Parking Provision	0	0	+/-	0	0	0	-	++/-	0	+/-	0	0	0	+/-	0	0	-
LPR 54 Transport Related Policy Areas	0	0	0	+	+	0	+	++	0	0	0	0	0	0	++	0	0
LPR 55 New Road Infrastructure	0	0	+/-	0	+	0	-?	+/-	-?	+/-	0	0	0	+/-	-?	0	0
LPR 56 Broadband	0	0	0	+	+	0	0	+	0	+	0	0	0	0	0	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 57 Built and Historic Environment	+	0	0	+	+	0	+	0	++	0	0	0	0	0	++	0	0
LPR 58 An Inclusive Environment	++	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 59 Health and Wellbeing Impact Assessment	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 60 Provision for Open Space, Sport and Recreation	+	0	++	+	+	0	+	+	0	+	0	0	0	0	+	0	0
LPR 61 Equestrian Facilities	0	0	+	+	+	0	+	0	+	0	0	0	0	0	+	0	-
LPR 62 Layout and Design of Development	+	+	+	+	0	0	++	+	+	+	+	+	+	0	++	+	0
LPR 63 Conservation Areas	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 64 Shop Fronts, Fascias and Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 65 Illuminated Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 66 Demolition in Conservation Area	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 67 Demolition of Listed Buildings or Structures	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 68 Heritage Assets and their Settings	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 69 Archaeological Evaluation, Excavation and Recording	0	0	0	0	+	0	0	0	++	0	0	0	0	0	+	0	0
LPR 70 Educational Establishments	++	0	0	0	0	++	-	0	0	0	0	-	0	0	-?	0	--
LPR 71 Local Community Services and Facilities	++	0	++	++	0	0	+	+	0	0	0	-?	--?	0	+	0	+
LPR 72 Cemeteries and Churchyards	0	0	0	0	0	0	0	0	0?	0	0	--?	0	0	0?	0	--

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 73 Natural Environment and Green Infrastructure	0	0	+	0	0	0	++	0	0	+	+	+	0	0	++	0	0
LPR 74 Protected Sites	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
LPR 75 Tree Protection	0	0	0	0	0	0	++	0	+?	0	0	0	0	0	++	0	0
LPR 76 Protection, Enhancement, Management and Monitoring of Biodiversity	0	0	0	0	0	0	++	0	0	0	0	++	0	0	+	0	0
LPR 77 Landscape Character and Features	0	0	0	0	0	0	++	0	0	0	0	0	0	0	++	0	0
LPR 78 Green Buffers	0	0	0	0	0	0	+	0	0	0	0	0	0	0	++	0	0
LPR 79 Protected Lanes	0	0	0	0	0	0	++	0	0	0	0	0	0	0	++	0	0
LPR 80 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	0	0	+	0	0	0	+	0	0	+	+	++	0	++	+	0	+

Policy	SA objective																
	SA1: Safe and cohesive communities	SA2: Access to housing	SA3: Health and wellbeing	SA4: Services and facilities	SA5: Economic growth	SA6: Access to education	SA7: Biodiversity and geodiversity	SA8: Transport and travel	SA9: Cultural heritage	SA10: Climate change mitigation	SA11: Climate change adaptation	SA12: Water resources and quality	SA13: Flood risk	SA14: Air quality	SA15: Landscapes and townscapes	SA16: Waste and resource efficiency	SA17: Soil
LPR 81 Climate Change	0	0	+	0	+	0	+	+	+	++	++	+	+?	+	+	+	+
LPR 82 Energy Generation and Efficiency	0	+/-	0	0	0	0	0	0	+?	++		++	0	0	0	0	0
LPR 83 Renewable Energy Schemes	0	0	+	0	0	0	++	0	+	++		+	0	+	++	0	0
LPR 84 Flooding Risk and Surface Water Drainage	0	0	+	0	0	0	+?	0	0	0	+	+	++	0	0	0	0
LPR 85 Surface Water Management Plan	0	+	0	0	0	0	+	0	0	+	+	++	++	0	0	0	0
LPR 86 Sustainable Urban Drainage Systems	0	+	+?	0	0	0	+?	0	0	+	+	+?	++	0	0	0	0
LPR 87 External Lighting	++	0	+	0	0	0	+	0	0	0	0	0	0	0	++	0	0
LPR 88 Infrastructure delivery and impact mitigation policy	+	0	+	0	0	+	+	+	0	+	0	0	+	0	0	+	0

**Table 7.2: Total effects of the Draft Local Plan**

SA objective	Braintree District Local Plan cumulative effects
SA1: Safe and cohesive communities	+
SA2: Access to housing	++
SA3: Health and wellbeing	++/-
SA4: Services and facilities	++/-
SA5: Economic growth	++/-
SA6: Access to education	++/-
SA7: Biodiversity and geodiversity	+/-
SA8: Travel and transport	+
SA9: Cultural heritage	+/-
SA10: Climate change mitigation	+/-

SA objective	Braintree District Local Plan cumulative effects
SA11: Climate change adaptation	+
SA12: Water resources and quality	+/-
SA13: Flood risk	+/-
SA14: Air quality	+/-
SA15: Landscapes and townscapes	+/-
SA16: Waste and resource efficiency	+
SA17: Soil	-

**SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion**

7.4 The Local Plan, particularly through the spatial strategy (Policy LPR 1 Spatial Strategy for Braintree District), focuses development within or adjoining settlements in accordance with their scale. As such much of growth over the plan period will be

provided within or as extensions to the larger settlements of Braintree town, Halstead and Witham, as well as the A120/A12/Great Eastern Mainline corridor (including towards the service villages of Hatfield Peverel and Kelvedon). By focussing the majority of development towards settlements with the widest range of services and facilities and areas where there is good access by public transport to services and facilities further afield, the plan is likely to support community cohesion and integration. These larger settlements are also likely to be those at which community networks can support large increases in population without more substantial adverse impacts. The scale of growth set out at the strategic growth locations identified through Policy LPR 18 Housing Provision and Delivery and the relevant site allocation policies could result in some overburdening of existing services and facilities in the settlements they are to act as extensions to. Notably Braintree town will accommodate 6,600 new homes as urban extensions and sizeable extensions are also set out in the service villages of Kelvedon and Hatfield Peverel. However, the large scale of growth to be delivered at each site is likely to support service growth to limit the potential for adverse impacts.

**7.5** Furthermore, the distribution of growth is expected to help address deprivation in areas of most need. The larger settlements of Braintree town, Halstead and Witham all contain or very near to areas that are within the 20% most deprived in England and it is expected that development at these settlements would support regeneration and service provision.

**7.6** The Local Plan includes a number of development management policies that will further support community cohesion. In particular, Policy LPR 60 Provision for Open Space, Sport and Recreation seeks to ensure that developments provide for new open spaces, including those that will have benefit for the local community. Furthermore, Policy LPR 71 Local Community Services and Facilities sets out that existing community facilities should be retained unless an equivalent or better facility is provided or the existing facility is demonstrated to be unviable. This policy also supports the provision of new or the enhancement of existing community facilities. Policy LPR 88 Infrastructure delivery and impact mitigation policy will help ensure sufficient infrastructure capacity is delivered in the plan area to support new development proposals. This approach will help ensure existing provisions in the plan area do not become overburdened as development occurs which might otherwise adversely affect community cohesion in the area.

7.7 Overall, a cumulative minor positive effect is expected in relation to SA objective 1.

## **SA objective 2: Provide decent, affordable and safe homes for all**

7.8 The Local Plan Policy LPR 1 Spatial Strategy supports housing needs in the District through the allocation of residential sites, with Policy LPR 45 Housing Mix and Density requiring a mix of housing tenures to be delivered on all sites including larger scale development on the SGLs.

7.9 The housing policies associated with SGLs mostly focus on affordable housing for a range of different communities and in a variety of locations within the district. The policies are generally inclusive, specifically addressing the needs of gypsies and travellers and travelling showpeople (LPR 44), those requiring specialist accommodation (LPR 41 and 42) and rural workers (LPR 48). A variety of locations are considered such as those in the countryside and hamlets as well as on the urban edge or within the largest settlements. The broad spectrum of housing provision ensures better access in the district and many of these policies were rated as having significant positive effects with regards to SA objective 2. The Local Plan policies therefore continue to meet housing needs in the district and enhance the positive effects found in the spatial strategy.

7.10 Overall, a cumulative significant positive effect is expected in relation to SA objective 2.

## **SA objective 3: Improve health and wellbeing and reduce health inequalities**

7.11 Healthcare facilities such as GP surgeries in Braintree district are primarily concentrated in the main urban areas of Braintree town, Witham and Kelvedon. The

proposed distribution of development towards these locations (in line with Local Plan Policy LPR 1 Spatial Strategy for Braintree District) will help ensure that most new residents benefit from good levels of access to services such as healthcare.

Residents at these locations may be encouraged to use active travel to access local services and facilities, given their close proximity. However, the small amounts of growth allowed for in lower tier settlements would have poorer access to healthcare. Most of the allocated sites in the Local Plan are close to areas of open space and active travel routes which is likely to further benefit the health and wellbeing of residents. However, development near some areas will experience noise pollution. One example is Kelvedon as the A12 road is in close proximity to proposed development, as well as certain sites in Braintree that are near the A120 and A131, both of which will experience negative effects on health in terms of noise levels.

**7.12** Policy LPR 59 Health and Wellbeing Impact Assessment ensures commitment to the health and wellbeing of residents due to the requirement of large residential developments to prepare a Health Impact Assessment and assess the availability of health services and facilities in the area. In addition, the encouragement of healthy lifestyle choices with provisions on hot food outlets will ensure better health in the community. Policy LPR 71 Local Community Services and Facilities supports social cohesion in the district by identifying assets for community use and providing a level of protection to existing healthcare facilities, which will also benefit the health of local residents. Additionally, LPR 60 Provision of Open Space, Sport and Recreation seeks to support healthy communities in the plan area through promotion of new and enhanced open space and recreation land. The Local Plan also includes several other policies that will address health and wellbeing indirectly, including those that will support increased levels of walking and cycling.

**7.13** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to SA objective 3.

## **SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district**

**7.14** Local Plan Policy LPR 1 Spatial Strategy for Braintree District aims to direct most development to the main settlements of Braintree town, Witham, Halstead and Kelvedon through the SGLs. These areas are already well related to public transport and active travel links and have good access to existing services, such as local schools, primary healthcare facilities and community facilities, as well as open space. The main urban development area of Braintree town will benefit from access to the widest range of services in the District, as well as existing rail links and connections to the frequent bus service system. Concentrating the majority of development in well-connected urban locations will help to support sustainable travel and ensures good access to essential services and facilities. There is also potential to support new infrastructure given the scale of development to be provided at the SGLs. The concentrated nature of development at these locations may, however, result in some overburdening of existing provisions. Furthermore, the small amount of development provided at the lower tier settlements would have access to a more limited number of services and facilities and may have to travel for many provisions.

**7.15** Although population growth resulting from the residential development proposed in the Local Plan could put pressure on existing services and facilities, the Local Plan makes provision for the delivery of new services, facilities and infrastructure. LPR 11: Retailing and Regeneration ensures the long term vitality and viability of the District's urban centres so that they meet the need for community facilities and services in the District. Policy LPR 17 Retail Site Allocations supports this by allocating locations in Braintree town and Witham for additional retail development. Policy LPR 71: Local Community Services and Facilities safeguards one site for development of new or enhanced facilities. Policy LPR 15 Leisure and Entertainment retains areas identified for Leisure and Entertainment uses such as indoor sport, recreation or fitness, local community shops as well as entertainment venues. This is likely to make an area a more attractive place to live by enhancing the vitality of that settlement. These policies are likely to continue the positive effects associated with services in the

District in relation to access, by redeveloping and enhancing existing facilities and allocating areas to deliver improved facilities.

**7.16** Overall a cumulative mixed significant positive and minor negative effect is expected for SA objective 4.

## **SA objective 5: Achieve sustainable levels of prosperity and economic growth**

**7.17** The delivery of employment land is a predominant part of Policy LPR 1: Spatial Strategy for Braintree. The strategy considers the land in relation to local employment opportunities in the main settlements as well as the key service villages. The high levels of accessibility of development of housing and employment proposed on the urban edge ensures good access to employment facilities for new and existing residents and therefore opportunities for economic growth in the District. The amount of residential development proposed in the Local Plan, particularly in the SGLs located around Braintree, Witham, Kelvedon and Halstead will also help to sustain and attract a local workforce, thereby supporting economic vitality across the District. The employment site allocations in Policy LPR 6 Kelvedon Park and LPR 7 Allshots Farm, Rivenhall both allocate areas to meet the needs of the District in terms of local employment opportunities but for a variety of different services.

**7.18** Policy LPR 3 Strategic Employment, promotes a flexible approach to the growth of economic sectors in Braintree across the plan period. 17,600 sqm of office uses has been allocated along with 90,000 sqm of research and development, industrial, storage and distribution uses. This has been supported by the Employment Land Needs Assessment. Additionally, Policy LPR 4 Location of Employment Land, LPR 5: Employment Policy Areas and LPR 8 Business Parks direct the activities permitted on employment land required to meet the identified needs of the area whilst considering the character of sites. The development management policies also consider employment and economic growth in the countryside, including Policy LPR 9 Rural Enterprise which supports small scale commercial development outside development boundaries involving the conversion of existing buildings. Policy LPR 10

Tourist Development within the Countryside promotes tourist accommodation and facilities, including extensions to new facilities in the countryside. These policies ensure the potential for economic growth exists in many areas and is not just concentrated in the urban settlements. Economic growth is therefore promoted in the district through the allocation of employment land and the development management policies to support this.

**7.19** Overall a cumulative significant positive effect is expected in relation to SA objective 5.

## **SA objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning**

**7.20** Through the spatial strategy (Policy LPR 1 Spatial Strategy for Braintree District), the location of development is mostly centred around the urban areas and the key service villages, which supports better access to education as there are a number of existing schools and education facilities located in these areas. The District's primary and secondary schools are predominantly located in Braintree, Witham, Halstead and Coggeshall. These are also high population areas in the District and by concentrating growth and service provision in these areas, the spatial strategy will help to ensure that many new and existing communities are well-served by the necessary infrastructure. There also is at least one primary school in each of the key services villages. However, development of residential areas surrounding the urban areas may put pressure on education facilities and their capacity. Additionally, the limited number of secondary schools outside of the urban areas mean the small amount of development in the more rural location is likely to result in some residents having to travel longer distances to access education facilities.

**7.21** Policy LPR 70 Educational Establishments seeks to support the retention of existing educational facilities and areas allocates a site for new education facilities in Halstead. This will help to provide sufficient education capacity in this part of the District. The policies that allocate housing including the SGLs are all located in either

Braintree, Halstead, Witham or Kelvedon. This will improve new and existing residents accessibility to education in the District as the majority of existing education facilities are located in these places. There is the potential of over capacity in these locations, although much of the policies consider the development of additional education facilities to meet the needs of the District. Additionally, the Comprehensive Redevelopment Areas Policies LPR 29, 32 and 34 state that financial contributions will be required to address the needs of a variety of age groups through S106 planning obligations. This may help to improve the capacity of education facilities in the District and their associated accessibility.

**7.22** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to SA objective 6.

## **SA objective 7: Conserve and enhance the biological and geological diversity of the environment**

**7.23** The Braintree District contains or is within close proximity to several designated and non-designated biodiversity and geodiversity assets, including internationally and nationally important designated sites. Much of the spatial strategy focuses on development around the district's settlements which has consequential effects for biodiversity when development is proposed within close proximity to designated nature reserves. This is particularly notable for SSSI's such as Parkhall Wood near to Gosfield and Braintree and Chalkley Wood in close proximity to Earls Colne. There are also a number of locally designated sites around the larger towns such as Braintree where SGLs are proposed. However, the spatial strategy focuses on conservation and enhancing biodiversity within the District which is likely to bring positive effects, particularly to locations beyond the main settlements.

**7.24** Nonetheless, a number of the strategic policies in the plan specifically seek to enhance the natural environment and protect the designated sites. Through the provision of green infrastructure, Policy LPR 73 Natural Environment and Green Infrastructure seeks to encourage protection and supports benefits to the

environment. Policy LPR 74 Protected Sites offers protection of designated sites and where mitigation cannot be sought to support these sites, development will be refused. Priority is also given to protected species and priority habitats where a net gain in biodiversity is supported in proposals. Trees are specially protected through Policy LPR 75 Tree Protection due to their contribution to local character and the benefit they have on the landscape. Policy LPR 76 Protection, Enhancement and Monitoring of Biodiversity aims to promote habitat creation and improve water quality in the District. Although it is unlikely to entirely mitigate the adverse effects associated with the loss or disturbance of land that contributes to ecology and biodiversity, benefits may be achieved through the Local Plan.

**7.25** Overall, a cumulative mixed minor positive and negative effect is expected for SA objective 7.

## **SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices**

**7.26** Policy LPR 1 Spatial Strategy for Braintree District ensures that development within Braintree town, Halstead and Witham supports the existing bus and rail services, representing some of the main sustainable transport methods. This is in addition to concentrating development around the Great Eastern Mainline corridor. Development around the main urban centres will encourage active travel in the District due to better accessibility to services. Nonetheless, Braintree District is predominantly rural and some of the site allocations are in less developed locations that are further from important facilities and have poor access to public transport, which may instead encourage use of the car.

**7.27** However, the Local Plan focuses on a range of policies in support of sustainable transport to reduce usage of the car, with this being the sole focus of Policy LPR 52 Sustainable Transport. By contrast Policy LPR 53 Parking Provision enhances the negative effects associated with SA objective 8 because the geography of the district is primarily rural and car parks encourage use of the private vehicle. Although areas

are reserved for cycle parking, this depends on uptake and it is unlikely to significantly reduce use of the car in the District. Generally however, the spatial strategy increases accessibility even if this requires use of the car. LPR 54 Transport Related Policy Areas enables transport related development in two main gateway locations and limits other types of development whilst connecting nearby settlements for cyclists and pedestrians. The plans around new road infrastructure in Policy LPR 55 New Road Infrastructure supports development of public transport in the area but also encourages use of private vehicles. The rural nature of the District will support the use of private vehicles but the Local Plan supporting better provision of public transport and sustainable modes of travel will help to mitigate the negative effects of car use.

**7.28** Overall, a cumulative mixed minor positive and minor negative effect is expected for SA objective 8.

## **SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings**

**7.29** There are numerous listed buildings and scheduled monuments, registered parks and gardens and conservation areas in and around urban areas in the District, including the main towns and key service villages. Policy LPR 1 Spatial Strategy for Braintree District focuses development around these areas including Braintree town, Witham and Halstead and are likely to affect those heritage assets which development is in close proximity to. Negative effects are therefore likely on the setting of these assets or the assets themselves. However, several of the districts' heritage assets are also located in rural areas and so are likely to avoid the impacts from the majority of development.

**7.30** Policy LPR 63 Conservation Areas protects the Conservation Areas in the District, so ensuring that development does not detract from their value. Additionally, the District's historic character is further protected through policies such as Policy LPR 64 Shop Fronts, Fascias and Signs in Conservation Areas, LPR 65: Illuminated

Signs in Conservation Areas and LPR 68 Heritage Assets and their Settings. Preservation of archaeology is also addressed through Policy LPR 69 Archaeological Evaluation, Excavation and Recording, protecting archaeological remains at risk of development through the requirement for site evaluation as part of planning applications.

**7.31** The effect of new development on the historic environment is uncertain to some extent until detailed proposals for sites come forward later in the planning process. A number of additional Local Plan policies set out requirements for the protection and enhancement of the historic environment and are expected to help mitigate adverse effects associated with the overall scale and location of development in relation to heritage assets. For example, Policy LPR 62 Layout and Design of Development seeks a high standard of layout and design in developments and takes particular account of conserving and enhancing local features of architectural, historic and landscape importance within conservation areas but also in proximity to heritage assets.

**7.32** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 9.

## **SA objective 10: Reduce contributions to climate change**

**7.33** The spatial strategy generally considers the extent to which the location of development would facilitate the use of sustainable modes of transport. However, the relatively large amount of development set out in the Local Plan is expected to result in an increase in cars on the road, contributing to increases in greenhouse gas emissions and air pollution. Policy LPR1 Spatial Strategy for Braintree District directs much of the development over the plan period to the urban areas of Braintree town, Witham and Halstead. The urban areas benefit from widest range of services and facilities in the plan area and development at these locations is likely to encourage travel by more active and sustainable modes. Braintree town and Witham in particular have the best bus services and rail links in the District. With these areas

also having good access to services and facilities, there is likely to be a good level of self-containment created by development in these locations. Employment growth is mostly distributed towards the key service villages and around the urban edges, therefore complementing the proposed locations for housing development in the District. Residential and employment development around the smaller villages such as Wethersfield and Gosfield would provide some residents and employees with more limited access to existing services and facilities and so encourage use of private vehicles. Nonetheless, development is also likely to support growth in services in these areas and may therefore also support self-containment in the District.

**7.34** Policy LPR 52 Sustainable Transport encourages the facilitation of sustainable transport methods through new developments to promote accessibility and integration into the existing networks. Therefore, where travel is necessary between settlements that are not self-contained, priority is given to cycle and pedestrian movements and public transport access. This will support the reduction of air pollution from use of private vehicles in the District. In the most rural locations such as Great Yeldham and Bulmer, although development is not of a large scale, these areas are more distant from services and facilities and are not within cycling or walking distance of an urban centre, therefore use of the car is still expected in these areas.

**7.35** The overall scale of new development set out through the Local Plan will contribute to an increase in carbon emissions due to the scale of growth and number of potential new residents and employees in the District. This will not be affected by the distribution of growth achieved. However, Policy LPR 82 Energy Generation and Efficiency ensures measures of design that will encourage efficiency in new developments and improvement in energy performance, such as through the site layout, building orientation and reduction in water consumption. Additionally, Policy LPR 83 Renewable Energy Schemes will help to limit greenhouse gas emissions in the District through the encouragement of renewable energy schemes. Policy LPR 81 Climate Change states that the Council will plan for development in locations and ways that would decrease greenhouse gas emissions, including increasing renewable energy provision and adaptation measures in development strategies. The Local Plan therefore supports mitigation of the climate effects of development and focuses on sustainable development that reduces emissions from transport. Design

strategies are also incorporated in the Local Plan such as through implementation of green infrastructure to further improve the climate change mitigation measures in the District.

**7.36** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 10.

## **SA objective 11: Support adaptation to the effects of climate change**

**7.37** The Braintree Local Plan includes a number of policies seeking to mitigate and adapt to climate change. This includes Policy LPR 62 Layout and Design of Development which seeks to address climate change risk through the layout and design of development, stipulating that measures for environmental sustainability must be incorporated in new development in relation to energy conservation, water efficiency, climate change, and flood resilience.

**7.38** Policies in the 'Districts' Natural Environment' section of the Local Plan will help to ensure that development improves the resilience of communities, infrastructure and the natural environment to climate change impacts. This includes Policy LPR 73 Natural Environment and Green Infrastructure which expects development proposals to take climate change and water scarcity into account in their design, including protection from pollution. Additionally, Policies LPR 84 Flooding Risk and Surface Water Drainage, LPR 85 Surface Water Management Plan and LPR 86 Sustainable Urban Drainage Systems are dedicated to mitigating flood risk and incorporating sustainable drainage systems (SuDS).

**7.39** Overall, a cumulative minor positive effect is expected in relation to SA objective 11.

## SA objective 12: Improve water quality and address water scarcity and sewerage capacity

**7.40** Braintree District experiences a high level of water stress and population growth is expected to increase demand for water supply and sewerage services. The main watercourses running through the district are the Rivers Blackwater, Colne, Brain, Pant, Stour and Ter. These waterbodies lie within the operational catchments of the Chelmer, Blackwater, Colne Essex and Stour. Sections of rivers within the district are recorded as having poor water quality, with all the rivers failing to meet chemical water quality standards. Cumulatively, further development may place additional pressure on water resources and quality, although ongoing management and infrastructure improvements is likely to help mitigate these effects. Most of the district lies within Source Protection Zone (SPZ) 3, with smaller areas falling within SPZs 1 and 2. Delivery of the spatial strategy has the potential for adverse effects in relation to the water environment.

**7.41** However, the Local Plan includes policies such as LPR 62 Layout and Design Development, which states that development must demonstrate that adequate foul water treatment and disposal already exist or can be provided to serve the development. The policy also supports water resource efficiency, which is likely to help manage surface water at new developments. Policies within the 'Districts' Natural Environment' section of the Local Plan, particularly those related to surface water drainage, promote more sustainable practices in relation to water resources. Policy LPR 84 Flooding Risk and Surface Water Drainage requires development to not have adverse impacts on any watercourse. Policies LPR 85 Surface Water Management Plan and LPR 86 Sustainable Urban Drainage Systems support the incorporation of SuDS to help manage surface water at new developments. Policy LPR 85 requires development to comply with the aims and objectives of the Surface Water Management Plan (SWMP) while Policy LPR 86 requires the inclusion of SuDS in all residential developments of 10 dwellings or more and major commercial development unless the developer provides compelling evidence that is not suitable or that it would make development unviable. These policies are likely to result in general improvements to the water efficiency and sustainable water resource

management across the district, particularly with inclusion of sustainable drainage systems (SUDs).

**7.42** Further to this, Policies LPR 73 Natural Environment and Green Infrastructure and LPR 76 Protection, Enhancement, Management and Monitoring of Biodiversity support the delivery of green infrastructure which is likely to have benefits for water quality by supporting natural infiltration and managing surface runoff.

**7.43** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 12.

## SA objective 13: Reduce and manage the risk of flooding

**7.44** The delivery of a relatively high level of development in Braintree District will result in an increase in the extent of impermeable surfaces as greenfield land is used for development. Although the large majority of the District falls within Flood Zone 1, the lowland nature of the landscape means that floodplains associated with the principal watercourses are broad. There are large extents of Flood Zones 2 and 3 around Sible Hedingham, Halstead, Earls Colne, Braintree town, Coggeshall, Feering, Kelvedon, and Witham. Furthermore, there are areas of higher surface water flood risk distributed across the District. Climate change could exacerbate the risk of flooding in the future and increase the land area at risk due to increased rainfall intensity from wetter winters.

**7.45** Although the majority of growth sites sit outside the flood zones, some of the areas are located in or close to Flood Zones 2 and 3, including residential development on land at South East Feering (Policy LPR 25) and mixed use redevelopment on land at the Harrison Works, Kings Road (Policy LPR 31). The policies associated with these sites require applications to be supported by a flood risk assessment and drainage strategy.

**7.46** Policy LPR 34 Flooding Risk and Surface Water Drainage directly addresses flood risk in the plan area. The policy sets out a requirement for development to apply the sequential test and exception test within Flood Zones 2 and 3a. This approach is expected to result in much of the new development over the plan period occurring in locations where levels of flood risk is lower. The policy also requires that flood risk in locations away from the development site is not increased. Policy LPR 86 Surface Sustainable Urban Drainage Systems sets out the requirements related to sustainable drainage depending on location, including the use of other measures such as green roofs and rainwater recycling. This will help to ensure that surface water flooding is mitigated. It also supports the dual use of SuDs and open space provision. This is further underpinned by Policy LPR 73 Natural Environment and Green Infrastructure, which seeks to secure additional green space, acknowledging the role it can play in mitigating the effects of climate change, including flood risk.

**7.47** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 13.

## SA objective 14: Improve air quality

**7.48** The relatively high number of homes (a minimum of 18,959 between 2026 and 2041), and employment land (36.8 hectares) to be delivered in the District is likely to contribute to increased air pollution in the plan area. Emissions are likely from car travel and as homes and businesses are occupied and require heat and power. The potential to reduce travel by private vehicle is likely to be highest where development is delivered in locations which have good access to existing and planned services and facilities and good public transport links.

**7.49** The spatial strategy (Policy LPR 1 Spatial Strategy for Braintree District) concentrates growth to the main towns (Braintree town, Halstead, and Witham) as well as the A120/A12/Great Eastern Mainline corridor, mainly via urban extensions. Such locations provide better access to services, facilities and jobs, as well as public transport links, when compared with the villages and more rural parts of the District. However, some development will occur in the Key Service Villages and the smaller settlements in the more rural parts of the District. Policy LPR 18 Housing Provision

and Delivery makes allowance for 1,970 homes to be developed on smaller, non-strategic site allocations. These more rural locations are likely to lead to increased travel to access services, facilities and jobs, with most of this by private car.

**7.50** There are currently no AQMAs in the District. However, focussing much of the growth at more urban locations could result in the intensification of existing air pollution, particularly given that these areas are easily accessible to the main road links (A120, A12, A131) which currently experience high levels of congestion and NO<sub>2</sub>. The trend towards less polluting and electric vehicles, combined with the Government's commitment to banning the sale of all new petrol and diesel cars by 2030, is likely to help to mitigate these types of effects. In addition, a number of strategic transport projects relating to both public transport and active travel improvements are set out in the Local Transport Plan for Essex, which could help to reduce the reliance on the private vehicle. Local Plan Policy LPR 52 Sustainable Transport requires development to be consistent with these measures and contribute to their implementation. It also prioritises cycle and pedestrian movements and access to public transport, which will help to mitigate the negative effects of the overall scale of growth proposed in the Local Plan, including in the short-term. Furthermore, Policy LPR 80: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards requires development proposals to prevent unacceptable risks from all emissions, including ensuring no deterioration in relation to air quality.

**7.51** All new developments (by way of the site allocation policies) are required to provide cycle ways and pedestrian links to encourage walking and cycling. This is also underpinned in Policy LPR 62 Layout and Design of Development, which promotes the use of sustainable modes of transport in the design and layout of new development. This will help to reduce reliance on private vehicles and limit air pollution.

**7.52** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 14.

## SA objective 15: Maintain and enhance the quality of landscapes and townscapes

**7.53** The spatial strategy seeks the re-use of previously developed land within settlements and prioritises development on this land over greenfield sites. Landscape character is expected to experience negative effects however when development occurs on the urban edge, particularly where areas are identified as having ‘medium’ or ‘high’ landscape sensitivity to new development. There is a focus however on ensuring settlements maintain their distinctive character and their setting is preserved. The spatial strategy will help protect landscapes as a large amount of the development planned is adjacent to existing settlements. It is noted, however, the landscape sensitivity work undertaken in support of the plan found that some of the settlement fringe locations have medium to medium-high sensitivity to development.

**7.54** Policy LPR 77 Landscape Character and Features supports mitigation of the effects of development on valuable landscapes, as it focuses on protection and enhancement of local landscape character and the restoration of landscapes. Policy LPR 78 Green Buffers helps to prevent sprawl as it identifies areas for green buffers to support the distinctiveness of townscapes. Policy LPR 79 Protected Lanes ensures the protection of areas within landscapes by enclosing lanes with deciduous hedges and raised verges and protecting these areas and opposing development that would hinder this.

**7.55** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to SA objective 15.

## SA objective 16: Minimise waste and increase resource efficiency

**7.56** The overall scale of housing and employment growth proposed through the Braintree Local Plan will require substantial amounts of natural resources (including

water) and inevitably result in an increase in waste generated, particularly in the short-term and on a temporary basis as a result of construction. It will also result in increased levels of household waste being produced, although this is not linked to where development would occur. It is expected that such increases in household waste in the plan area would be appropriately addressed through kerbside pick-up and it is unlikely to affect per capita waste production and recycling. The effects of development in terms of minimising waste and managing it in a sustainable manner will depend on factors such as the incorporation of waste management systems and recycling infrastructure at developments, rather than on the location of sites proposed for allocation. However, the spatial distribution of development focussed at the main settlements (in line with Policy LPR 1) could result in development within MSAs where there is potential for the sterilisation of mineral resources.

**7.57** The Braintree Local Plan includes a policy that will help reduce waste generation at new developments through Policy LPR 62 Layout and Design of Development. It requires development proposals to incorporate measures to maximise environmental sustainability during the construction phase, including in relation to waste separation (internal and external). It also requires the design of development proposals to incorporate details of waste storage and collection arrangements, including provision for recycling.

**7.58** Overall, a cumulative minor positive and minor negative effect is expected in relation to SA objective 16.

## **SA objective 17: Safeguard and enhance the quality of soil**

**7.59** Local Plan Policy LPR1 Spatial Strategy for Braintree District recognises that re-use of previously developed land within settlements is important. Nonetheless, to meet the district's growth needs, greenfield land at the urban edge is required to deliver development. This includes areas of grade 2 agricultural land which is prominent across much of the district. Even though the spatial strategy for housing involves loss of greenfield land, the housing policies direct development to make

good use of the land, including through high density housing which serves to reduce these effects.

**7.60** A number of strategic policies offer protection of soils to improve the effects of the spatial strategy. Policy LPR 80: Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards ensures development protects soil to ensure good drainage.

**7.61** Overall, a cumulative minor negative effect is expected in relation to SA objective 17: Soils.

## Cumulative effects with development proposed by other relevant plans and projects

**7.62** Development proposed in the Local Plan will not be delivered in isolation from development proposals in plans covering the surrounding areas. This section outlines the development proposed by the Local Plans of the neighbouring authorities which may combine with the Braintree Local Plan to produce cumulative effects.

### Surrounding development plans

**7.63** Braintree District adjoins the districts of Babergh, Chelmsford, Colchester, Maldon, South Cambridgeshire, Uttlesford and West Suffolk. The main development proposed by the respective Local Plans is summarised below. In summary, there is a significant level of growth envisaged across the area as a whole, much of which will be focussed along the A12/Great Eastern Mainline corridor. This could collectively result in greater car usage along this route, leading to raised air pollution and greenhouse gas emissions, as well as disturbance of the natural environment along this corridor.

## Babergh

**7.64** Babergh district lies to the north-east of Braintree District. Babergh District Council has been working with Mid-Suffolk District Council on a Joint Local Plan. Part 1 of the Joint Local Plan was adopted in November 2023 and will guide development in the Districts until 2037. In Babergh District, the Joint Local Plan Part 1 seeks to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) and 190ha employment land over the Plan period. Although the spatial distribution for housing allocations was left to be determined in the Joint Local Plan Part 2, the proposed employment land is primarily concentrated in the central area of the District. Therefore, it is not near the boundary Babergh District shares with Braintree District and so any effects between the two Plans will be limited.

**7.65** Following publication of the Government's new National Planning Policy Framework in December 2024, the Councils are now proceeding with a full Joint Local Plan review rather than a Joint Local Part 2 Plan. The Councils published a Local Development Scheme in March 2025, which states that a timetable for this will be discussed in February 2026.

## Chelmsford

**7.66** Chelmsford district lies to the south-west of Braintree District. Chelmsford City Council adopted their Local Development Plan (2013 to 2036) in May 2020. It makes provision for a minimum of 18,515 dwellings (805 per annum) and the creation of 725 net additional jobs per annum between 2013 and 2036. Three growth areas have been identified that are the focus of development. These are Central and Urban Chelmsford (comprising 3,619 new homes and 19,500sqm employment space), North Chelmsford (4,350 new homes and 45,000sqm employment space) and South and East Chelmsford (1,167 new homes and 2,900sqm of new employment space). This comprises previously developed sites in the Chelmsford Urban Area, urban extensions around Chelmsford and South Woodham Ferrers and development around Key Service Settlements. Approximately 3,000 new homes are allocated at a site in north-east Chelmsford, which is reasonably close to the border with Braintree district. Development within Chelmsford district that is close to Braintree could result

in an increase in the number of cars in the area and associated air pollution and greenhouse gas emissions, in addition to disturbance to the built and natural environment.

**7.67** Chelmsford City Council is working on a Local Plan Review. Its Local Development Scheme published in October 2025 sets out that the new Local Plan is anticipated to be adopted in quarter 1 of 2027.

## Maldon

**7.68** Maldon district lies to the south of Braintree District. Maldon District Council adopted their Local Development Plan (2014 to 2029) in July 2017. The Local Development Plan makes provision for a minimum of 4,650 dwellings between 2014 and 2029 (310 per annum) and the creation of 2,000 net additional jobs by 2029. This growth is focused within the South Maldon Garden Suburb, North Heybridge Garden Suburb and strategic allocations at the settlements of Maldon, Heybridge and Burnham-on-Crouch, in addition to a proportion of new development in the rural villages. The creation of new jobs is to be achieved through the regeneration, modernisation and expansion of existing employment sites, and through the provision of new employment sites at South Maldon Garden Suburb and some of the strategic allocations. These locations are not within close proximity of Braintree District, and so any effects between the two plans will be limited.

**7.69** Maldon District Council approved its new Local Development Scheme in February 2025 and is currently working on a Local Development Plan Review. Adoption of the Local Development Plan Review is anticipated in late 2027/early 2028.

## Colchester

**7.70** Colchester borough lies to the east of Braintree District. The Colchester Local Plan is in two parts covering the period to 2033. The Section 1 Plan was prepared jointly by Colchester Borough Council (now Colchester City Council), Braintree

District Council and Tendring District Council. It was adopted in February 2021 and provides a shared strategic policy context and addresses cross-boundary matters for the combined area. The Section 2 Colchester Local Plan sets the policy framework, site allocations and development management policies and applies to the Colchester Borough area only. The Section 1 Plan seeks to deliver a minimum of 18,400 homes and between 20 and 22 hectares of employment land in the borough between 2013 and 2033. The urban area of Colchester is the focus for growth due to its role as a centre for jobs, services and transport, with 4,000 new homes expected to be delivered here over the Local Plan period. A new cross-boundary Garden Community to the east of Colchester on the border with Tendring district was also provided for in the Plan. Whilst the majority of development is located well beyond the boundary with Braintree district, growth along the A120 corridor will inevitably lead to an increase in traffic along this route with associated negative impacts including air pollution.

**7.71** Colchester City Council is preparing a Local Plan Review which, as per the Local Development Scheme (March 2025), is scheduled for adoption in May 2027. It has not yet reached Regulation 19 stage. The new Local Plan will set the strategy for growth in Colchester up to 2041. The Preferred Options Local Plan (Regulation 18) was issued for consultation in late -2025.

## South Cambridgeshire

**7.72** South Cambridgeshire District lies to the north-west of Braintree District. The Local Plan was adopted by South Cambridgeshire District Council in September 2018 and covers the period 2011 to 2031. During this period it seeks to deliver approximately 19,500 new homes (975 per annum) and 22,000 additional jobs. Three strategic allocations are proposed in the plan: a new town north of Waterbeach for 8,000 to 9,000 new homes, a new village based on Bourn Airfield for 3,500 new homes, and a major expansion of Cambourne for a further 1,200 new homes, all by 2031.

**7.73** Cambridge City Council and South Cambridgeshire District Council have committed to work together to prepare a new Local Plan for Greater Cambridge. They have also committed to prepare jointly an Area Action Plan for North East Cambridge, although this is not relevant to the Braintree Local Plan. The Local

Development Scheme (January 2025) suggests that the new Local Plan is due to be published at Regulation 19 in Summer/Autumn 2026. The Regulation 18 version sets out a need for at least 48,195 additional homes between 2024 and 20245 (2,295 per annum). The proposed growth strategy focusses development within the Cambridge urban area, on the edge of Cambridge, at Cambourne and new settlements, and in the rural areas at Rural Ceres and Minor Rural Centres.

**7.74** Despite the significant level of growth proposed in the Plan, the locations are not within close proximity of Braintree District, and so any effects between the two plans will likely be limited.

## Uttlesford

**7.75** Uttlesford district lies to the west of Braintree District. Uttlesford District Council adopted its current Local Plan in January 2005. A new Local Plan has passed examination and is scheduled to be adopted in Spring 2026. The new Local Plan covers the period from 2021 to 2041. It seeks to deliver at least 15,211 new dwellings through a combination of strategic allocations and non-strategic allocations at the Larger Villages (600 dwellings) and at Newport (300 dwellings), which is classified as a Local Rural Centre. The strategic allocations are located in Saffron Waldon (879 dwellings), Stansted Montfitchet and Elsenham (435 dwellings) and Great Dunmow and Takeley/Prior's Green (2,424 dwellings). Over the period 2021 to 2041, 57.5 hectares of employment land is identified at a number strategic locations. The growth locations proposed along the A120 corridor are likely to have impacts on that road, which in turn could result increased car usage and associated air pollution and greenhouse gas emissions, in addition to disturbance to the natural and built environment.

## West Suffolk

**7.76** West Suffolk lies to the north of Braintree District. In April 2019 St Edmundsbury Borough's and Forest Heath District's functions and services were transferred to West Suffolk Council. The West Suffolk Local Plan 2024-2041 was adopted in July

2025. It seeks to deliver at least 14,875 net new homes including a 10% buffer) and approximately 90 hectares of employment land. Development is focussed on the more sustainable settlements, i.e. the towns and key service centres and local service centres. Those settlements proposed for growth located closest to the boundary with Braintree district are Haverhill (town), Kedington (Key Service Centre), Clare (Key Service Centre), Cavendish (Local Service Centre) and Stoke by Clare (Type A village). Due to the largely rural nature of the northern part of Braintree district, development in West Suffolk is unlikely to result in significant effects. Those residents living in the north of Braintree district may be more likely to access local services and facilities in Haverhill as their closest town.

## Nationally significant infrastructure projects

**7.77** The delivery of the Lower Thames Crossing will help to improve strategic connectivity across the Thames between Kent and Essex. The new route is proposed to almost double road capacity over the river. This is likely to have a positive effect on economic growth across Essex, including Braintree district as the area becomes more accessible. This would include the creation of new job opportunities during the delivery phase and unlocking growth in the longer term. However, there may be additional vehicle traffic directed along the A130 and towards the A12, which could lead to greater congestion, air pollution and greenhouse gas emissions. This would coincide with the areas likely to experience the most significant growth, not only in Braintree district but along that whole transport corridor.

**7.78** The Rivenhall Integrated Waste Management Facility (IWWMF) and Energy Centre development has been granted an extension to a generating station to enable electrical generating capacity of up to 65MW together with associated development. The scheme is located on land at the former Rivenhall Airfield, off Coggeshall Road (A120), between Braintree town and Coggeshall. Its role is to transform residual waste, collected from across Essex, into energy. The broader benefits of the scheme include diverting waste from landfill, generating renewable energy to power homes and businesses, supporting local authorities with dependable waste treatment capacity, minimising environmental impact by keeping waste processing local, and creating skilled jobs and economic opportunities within Braintree District and the

wider region. The disbenefits could include additional traffic generated as a result of the site, including heavy goods vehicles, which could have an impact on air pollution.

## Chapter 8

# Monitoring

**8.1** The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

**8.2** The Planning Advisory Service guidance on SA states that it is not necessary to monitor everything. Instead, monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Therefore, monitoring in this SA Report is focused on those objectives in the SA framework for which likely (or uncertain) significant positive or negative effects have been identified. Given that significant or uncertain effects have been identified in relation to all of the SA objectives, suggestions for monitoring are included for each.

**8.3** The following section sets out a number of suggested indicators for monitoring the potential significant effects of implementing the Local Plan. Where possible, this the monitoring framework draws on the Braintree District Monitoring Report [**See reference 22**] to make use of indicators that are actively being monitored in the District. Where no relevant indicators are included in that report, other indicators are suggested although these are suggestions only as it is not certain at this stage whether the Council will be able to collect the suggested data.

**8.4** The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also

be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

## **Monitoring framework for the Braintree District Local Plan**

### **SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion**

Proposed monitoring indicators:

- Changes in the Indices of Deprivation.
- Crime rates in Braintree District.
- Infrastructure delivery in line with the latest version of the IDP (Infrastructure Delivery Plan)
- Annual total of Section 106 Financial contributions received.
- Annual total of developer contributions towards community infrastructure.

### **SA objective 2: Provide decent, affordable and safe homes for all**

Proposed monitoring indicators:

- 5 Year Housing Land Supply.

- Number of market and affordable housing completions per annum (net) by size and type (number of bedrooms).
- Affordable housing completions as a percentage of total new units.
- Gypsy and Traveller provision delivered.
- Specialist housing provision delivered.
- Number of self and custom build plots approved and completed, by location/area within the District.
- Type and mix of homes permitted and completed.
- Number of applications where Design Codes have been prepared.
- Percentage of new residential developments that meet the latest Nationally Described Space Standards.
- Percentage of units approved and completed which are: M4(2) accessible and adaptable dwellings compliant and M4(3) wheelchair use dwellings compliant.

### **SA objective 3: Improve health and wellbeing and reduce health inequalities**

Proposed monitoring indicators:

- Percentage change in life expectancy and levels of deprivation (Indices of Multiple Deprivation)
- Changes in the Indices of Deprivation in relation to health and disability.
- Areas meeting Natural England's Accessible Greenspace Standards.
- Participation rate in sports.
- Amount and type of new strategic open space delivered.
- Amount and type of open space provided in new residential developments.
- Number of new indoor and outdoor sports facilities and playing pitches provided and/or enhancements to existing.

- Developer contributions received for indoor sports facilities and outdoor playing pitches and sports facilities.

## **SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district**

Proposed monitoring indicators:

- Unit Vacancy Rates by use class within Primary Shopping Area.
- Town centre footfall.
- Proportion of retail (A1) uses in (a) Primary Shopping Areas, (b) Secondary Shopping Areas, (c) Non-designated Areas.
- Applications of changes to shop fronts.
- Retail and main town centre uses permitted outside of town centre boundaries.
- Losses and gains of new, or enhancements to existing, community facilities.

## **SA objective 5: Achieve sustainable levels of prosperity and economic growth**

Proposed monitoring indicators:

- Net additional employment floor space permitted and developed.
- Location of new employment development.
- Employment floorspace lost to non-employment development.
- Number of people economically active and in employment as a proportion of the district's working age population.
- Number of visitors.

- Tourism visitor revenue.
- Gains and losses of tourism floorspace.
- Number of persons claiming unemployment benefit.
- Total jobs and job density, compared to Essex, the South East and the UK.
- Resident Occupation Group, compared to Essex, the South East and the UK.

## **SA objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning**

Proposed monitoring indicators:

- Resident qualifications (NVQ2 equivalent and above of residents ages 16 to 64).
- Percentage of 16 - 19 year-olds not in education or training.
- Number of apprenticeships and trainees secured.

## **SA objective 7: Conserve and enhance the biological and geological diversity of the environment**

Proposed monitoring indicators:

- Percentage of the district's SSSIs which are in a "favourable" or "recovering" condition.
- Net gain in biodiversity as per DEFRA metric.
- BNG offsetting – developer contributions.
- Condition of Biodiversity Opportunity Areas.

- Net loss of any extent of a nationally or locally designated biodiversity or geodiversity asset arising from development that is permitted.
- Number of Local Wildlife Sites.
- Funds raised for mitigation measures to protect wildlife of the Essex Coast.
- Number of additional Tree Preservation Orders made.

## **SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices**

Proposed monitoring indicators:

- Modal share for travel to work journeys.
- Bus patronage.
- Railway station footfall.
- Car or van availability in the district.
- Number of electric vehicle charging points in the District.
- Gains in pedestrian routes and cycle paths.
- Progress towards delivery of strategic transport improvements for bus and rail.
- Section 106 and 278 Agreements signed relating to sustainable travel improvements.

## **SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings**

Proposed monitoring indicators:

- Number of buildings and other heritage assets “at Risk” on English Heritage Register.
- Number of listed buildings, Scheduled Monuments and Conservation Areas.
- Number of Conservation Areas with an up to date and adopted management plan.
- Percentage of appeals dismissed on grounds of harm to a designated or non-designated heritage asset, a conservation area, an archaeological asset or a registered park and garden.

## **SA objective 10: Reduce contributions to climate change**

Proposed monitoring indicators:

- Percentage reduction in CO<sub>2</sub> emissions.
- Renewable energy generation consented / completed (large-scale).
- Number of applications permitted for the generation of renewable or low carbon energy.
- Number of energy-efficiency measures installed in homes in the district.
- Number of public electric vehicle charging devices in the district.
- Car or van availability in the district.
- Percentage new homes in the District with Energy Performance Certificates of A or B.
- Car or van availability in the district.
- Amount of renewable energy generation in the district.

## SA objective 11: Support adaptation to the effects of climate change

Proposed monitoring indicators:

- Total area covered by green infrastructure.
- Proportion of new developments that comply with a recognised overheating standard (e.g. The Chartered Institution of Building Services Engineers (CIBSE) assessment of overheating risk in homes) [\[See reference 23\]](#).

## SA objective 12: Improve water quality and address water scarcity and sewerage capacity

Proposed monitoring indicators:

- Number of planning permissions granted contrary to Environment Agency objections on Water Framework Directive grounds, including water quality, geomorphology and ecology grounds.
- Percentage of new homes that incorporate measures to achieve levels of water efficiency that align with the optional requirement of 110 litres per person per day as set out in Part G2 of the 2010 Buildings Regulations.
- Percentage of non-residential developments of 1,000 sqm and above meeting BREEAM 'excellent' standards of water efficiency.

## SA objective 13: Reduce and manage the risk of flooding

Proposed monitoring indicators:

- Number of properties/areas at risk of flooding in the District.

- Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.
- Number of windfall applications approved and refused on sites at risk of flooding.
- Number of qualifying permitted developments incorporating Sustainable Drainage Systems.
- Recorded flood events.

## **SA objective 14: Improve air quality**

Proposed monitoring indicators:

- Number of AQMAs declared in the district.
- Exceedance episodes of national air quality objectives.
- Pollutant concentrations at monitoring locations within the district.

## **SA objective 15: Maintain and enhance the quality of landscapes and townscapes**

Proposed monitoring indicators:

- Change in quality of landscape character and condition.
- Change in areas designated for their landscape value.
- Number of planning applications refused on design grounds and granted on appeal.
- Number of applications in Green Buffers refused planning permission and subsequently granted on appeal.
- New development outside of defined settlements.

## **SA objective 16: Minimise waste and increase resource efficiency**

Proposed monitoring indicators:

- Proportion of household waste recycled.
- Proportion of commercial waste recycled.
- Amount of waste sent to landfill.
- Number of planning applications approved within a Minerals Consultation Area.

## **SA objective 17: Safeguard and enhance the quality of soil**

Proposed monitoring indicators:

- Percentage of new development completed on previously developed land.
- Amount of new development taking place on Grade 1, 2 and 3a agricultural land.

## Chapter 9

### Conclusions and next steps

**9.1** The SA of the Draft Braintree District Local Plan has been undertaken to accord with current best practice and the guidance on SA/SEA as set out in the PPG. The SA objectives developed at the Scoping stage of the SA process have been used to undertake a detailed appraisal of the current consultation document.

**9.2** Draft Local Plan provides a vision for the borough up to 2041 together with a spatial strategy to set out the distribution of development and specific site allocations that will make this up. It also includes several development management policies that are set out to help achieve mitigation and enhancement in relation to a range of important topic areas.

**9.3** Reasonable alternative options for the spatial strategy for the distribution of development and site allocations to be included in the Local Plan have been subject to a detailed appraisal against the SA objectives. In general, the spatial strategy being taken forward in the Local Plan performs more positively or at least as well against the SA objectives when compared to the rejected options. Many of the preferred development site allocation options also perform more positively than the alternative options, although this is not always the case.

**9.4** The scale of development set out over the plan period will support access to housing and jobs for new and existing residents in the area. Growth is focused towards the main towns and service villages where service provision is greatest which is likely to help promote a degree of self-containment and limit air pollution and carbon emissions associated with travel. However, a limited amount of development is set out for the lower tier settlements from which there is likely to be increased need to travel for jobs and to access services and facilities.

**9.5** The overall scale of development set out in the plan could also have implications for the biodiversity, historic environment and landscape character. The focus of much of the new development towards more main town limits the potential for impacts on

wildlife and landscape character. However, there are areas of medium and medium-high landscape sensitivity at the fringes of these settlements. There is also potential for impacts on heritage assets within the main towns and service villages, the majority of which contain conservation areas and numerous listed buildings.

**9.6** The policies within the Local Plan, in particular the development management policies and specific site allocation policies, should help achieve mitigation in relation the potential negative effects of development at the site allocations proposed.

## Next steps

**9.7** This SA Report will be available for consultation alongside the Draft (Regulation 18) version of the Local Plan between 03 March 2026 and 17 April 2026.

**9.8** The consultation responses on the Local Plan document and this SA Report will be taken into account in the next stages of the plan preparation process.

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March 2026

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  - 17** [Department for Levelling Up, Housing and Communities \(2022\) Building Regulations in England: circular 01/2022](#)
  - 18** [UK Green Building Council \(2021\) The New Homes Policy Playbook](#)
  - 19** The updated PPG clarifies that this requirement of the NPPF is to be applied “where most of the development arising from larger scale developments proposed in the plan will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period”. Furthermore, where this requirement applies “the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan”.
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