



Braintree Local Plan Review 2043

Sustainability Appraisal (Regulation 19)

Braintree District Council

Final report

Prepared by LUC

September 2026

Version	Status	Prepared	Checked	Approved	Date
1	Draft Report	R. Finnigan R. Myerscough A. Streets F. Jackson A. Eardley	A. Eardley	J. Pearson	31.07.2026
2	Draft final Report	R. Finnigan R. Myerscough K. Moroney	K. Moroney	J. Pearson	02.09.2026
3	Final Report	A. Eardley K. Moroney	A. Eardley	J. Pearson	10.09.2026



Land Use Consultants Limited

Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

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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 draft Braintree District Local Plan Review 2043.

1.2 This SA report relates to the Regulation 19 Braintree District Local Plan Review 2043. The Regulation 18 Local Plan Review - Preferred Options (Regulation 18) was subject to public consultation from 3 March to 17 April 2026. Comments received during the consultation, as well as the most recent sources of evidence, have fed into the preparation of the Regulation 19 Local Plan, to which this SA report relates. This 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 2043.

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 km² **[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, such as Chelmsford and Colchester. Additionally, the A120 and A12 both run through Braintree District, 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.

The Braintree District Local Plan

The adopted Local Plan

1.7 The current adopted Braintree District Local Plan 2013-2033 (Section 1 and Section 2) provides a vision and planning framework for how the district will develop and grow up to 2033. It identifies 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

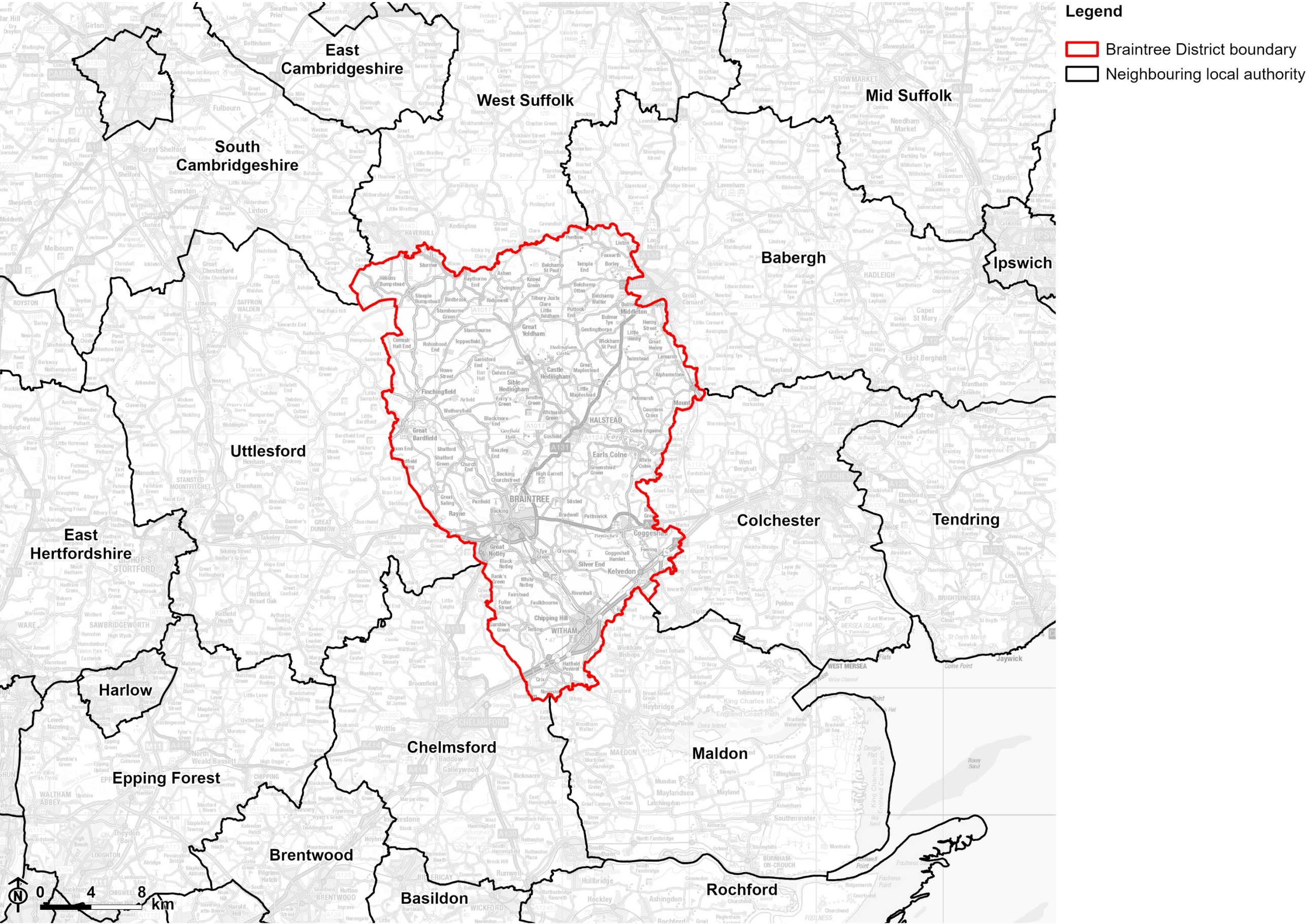


Figure 1.1: Location of Braintree District
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1.9 The development plan for the district, against which planning applications in the plan area are assessed, also includes the adopted Essex Minerals Local Plan (2014) and the Essex and Southend-on-Sea Waste Local Plan (2017). There are also a series of ‘made’ neighbourhood plans, which form part of the development plan:

- Cressing Neighbourhood Plan (adopted February 2020)
- Hatfield Peverel Neighbourhood Plan – Review (adopted September 2024)
- Bradwell with Pattiswick Neighbourhood Plan (adopted July 2019)
- Steeple Bumpstead Neighbourhood Plan (adopted June 2025)
- Coggeshall Neighbourhood Plan (adopted July 2021)
- Feering Neighbourhood Plan (adopted January 2023)
- Kelvedon Neighbourhood Plan (adopted July 2022)
- The Sailings Neighbourhood Plan (adopted October 2021)
- Earls Colne Neighbourhood Plan (adopted July 2025)

The Local Plan Review

1.10 At a Local Plan Sub-committee 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. Note that following the Preferred Options Consultation at Regulation 18, the plan period for the Braintree District Local Plan Review has been extended to 2043.

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 Review 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.

- The Preferred Options Consultation (Regulation 18) took place between 03 March and 17 April 2026. It comprised 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.

The Submission Draft Local Plan Review (Regulation 19)

1.12 The Council has now prepared the Submission Draft (Regulation 19) Braintree District Local Plan Review. It has considered the feedback received during the Regulation 18 consultation and the document has been amended accordingly. Its framework remains the same as the Preferred Options document, setting out a full suite of current strategic policies, allocation policies and development management policies. The Council has also updated its evidence base to ensure the new Local Plan Review is supported by relevant and up-to-date evidence. The timeframe for the Plan has been amended to cover the period from 2028 to 2043. Consequently, the housing requirement has been amended to reflect this.

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 Local Plan Review 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 4, 5, 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 Council's approach to identifying the reasonable alternatives assessed by the SA (spatial strategy options; site allocation options; policy options, including the total amounts of residential and employment growth) is described in Chapter 2 of this SA Report.
- The Council's reasons for choosing the approaches proposed in the Local Plan in light of the reasonable alternatives reasons are not required by the SEA Regulations until the SEA Adoption Statement but are nevertheless set out at the following points in this SA Report:
 - Spatial strategy – Chapter 4.
 - Site allocations – Chapter 5.
 - Policy options, including the total amounts of residential and employment growth – Chapter 4.
- 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 has been prepared to accompany this SA Report for the Regulation 19 Local Plan Review.
- 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 (Regulation 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. **Appendix A** presents a record of the comments received and how these were taken into account.
- 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 (Regulation 13).
- Consultation on the Preferred Options Local Plan and this SA Report was undertaken between 03 March 2026 and 17 April 2026. **Appendix A** presents a record of the comments received and how these were taken into account.
- 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 Review 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.

1.19 To be addressed after the Local Plan is adopted.

Monitoring

1.20 Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17).

1.21 To be addressed after the Local Plan is adopted.

Quality assurance

1.22 Environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.

1.23 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

1.24 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].

1.25 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

1.26 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, including how reasonable alternatives were identified for appraisal, 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.
- **Chapter 4** presents the SA findings for the options considered for both the quantum of growth (residential and employment) and the spatial strategy for the Local Plan Review document.
- **Chapter 5** presents the SA findings for the site options considered for allocation in the Regulation 19 Local Plan Review document.
- **Chapter 6** presents the SA findings for the policies included in the Regulation 19 Local Plan Review document.
- **Chapter 7** presents the cumulative SA findings of the Regulation 19 Local Plan Review document as a whole.
- **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 of the Preferred Options (Regulation 18) document 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 against which the reasonable alternative site options were appraised by the SA.

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 Review 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 Review 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 Review. 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 the scoping consultation and the Preferred Options consultation (Regulation 18), and describes how each one has been addressed.

SA Stage B: Developing and refining options and assessing effects

2.18 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.

2.19 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.”

2.20 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.”

2.21 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.

2.22 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.

2.23 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

2.24 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 15th May 2025.

2.25 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.

2.26 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 for growth between Braintree town and Witham, in the north of the district, as well as new settlements and large-scale urban extensions.

2.27 It was recommended at the Local Plan Sub-Committee on 15th May 2025 that the broad spatial strategy for the District should continue to concentrate development around main urban areas including Braintree town, Witham and Halstead, key service villages and the A12 East Anglian Rail line and include reference to the A120 corridor. It was also recommended that consideration of the option for new stand-alone settlements and large-scale urban extensions was assessed and, if appropriate, considered for inclusion in the spatial strategy at a later stage. The report from the Sub-Committee **[See reference 8]** set out the broad framework to be used to determine the likely locations for the allocation of growth in the district.

2.28 Alongside agreeing this direction of travel, alternative options were considered and assessed, against which the spatial strategy option could be compared. The starting point for the formulation of alternatives was the alternatives considered and assessed for the Local Plan 2013-2033. An additional two scenarios were created to consider variations for the location of the new settlements. No further spatial strategy options were considered following the Regulation 18 consultation as new site submissions were not considered to be sufficiently different.

2.29 The SA of the reasonable alternative spatial strategy options is presented in **Chapter 4**, along with a description of the Council's reasons for choosing the proposed spatial strategy in the light of the reasonable alternatives.

Identifying and assessing site allocation options

2.30 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 Local Plan Review against the Strategic Land Availability Assessment (SLAA) Methodology.

2.31 Sites that were not identified as being subject to primary constraints and were considered to be viable development options were appraised through the SA as reasonable alternatives. Following the Regulation 18 Preferred Options consultation, additional information was received in relation to 23 residential sites, together with eight additional employment sites and four sites for other uses. These included both new sites and amendments to existing site options, which were also appraised through the SA.

2.32 The SA of the reasonable alternative site options is presented in **Chapter 5**, along with a description of the Council's reasons for choosing the proposed site allocations in the light of the reasonable alternatives.

Identifying and assessing quantum of growth and other policy options

2.33 As this was a review of an existing Local Plan, the existing policies were reviewed by the Council against the revised NPPF (2024) and NPPG, as well as how they performed when used in the determination of planning applications. Policies were reviewed to see if they were still required in light of these changes, or whether national policy was a suitable alternative and a local policy was not needed. All updated policies were reported to the Local Plan Sub-Committee from May 2025 to December 2025. Following the Regulation 18 consultation, a subsequent review was undertaken incorporating consultation responses and evidence base updates. Whilst the Local Plan Review is being assessed against the 2024 NPPF, where possible the implications of the adopted NPPF (2026) have been considered, to ensure alignment for decision making.

2.34 In terms of potential levels of residential and employment growth, the Local Plan Review seeks to provide sufficient land to meet the district's identified housing and employment needs over the plan period. In accordance with national policy, the Plan aims to ensure that an appropriate supply of land is available to support sustainable growth whilst responding to the district's economic, environmental and social objectives.

Identifying options for the quantum of employment growth

2.35 The options for the quantum of employment growth that were appraised for potential inclusion in the Local Plan Review are as follows:

- Option 1: Preferred Option – Sector-based floorspace projections with additional flexibility in supply
- Option 2: Sector-based floorspace projections
- Option 3: Trend floorspace projections
- Option 4: Labour supply projections

2.36 The options considered reflect the findings of the Braintree Employment Land Review (ELR) Addendum Report [\[See reference 9\]](#) which sets out a review of the projections for employment floorspace and land demand for the plan area.

2.37 Option 1 is based on meeting the sector-based floorspace projections, which indicate an overall requirement of 21 ha. This is comprised of 1.9 ha for office uses and 20.1 ha for research and development, industrial, storage and distribution uses. Option 1 also allows for additional flexibility in supply to plan positively for economic

growth, enable market choice and allow for unforeseen changes and opportunities over the plan period. This results in total allocations of 30.6 ha, in addition to a committed pipeline supply of 9.7 ha. The 9.7 ha committed supply is applicable to all options.

2.38 The alternative options (Options 2, 3 and 4) set out different levels of employment growth over the plan period. Employment growth to meet the sector-based projections (Option 2) would result in the delivery of a net additional 57,500 sqm of industrial floorspace (equivalent to 14.4 ha) and 10,170 sq m of office floorspace (equivalent to 1.5 ha) over the plan period. Meeting trend floorspace projections in line with the ten-year growth trend for the plan area (Option 3) would result in a net additional increase in industrial floorspace of between 25,500 sq m to 26,000 sq m dependent on whether the annual rate of growth or the average annual increase in stock is applied. Planning for employment growth based on labour supply projections (Option 4) would result in total employment floorspace delivery of 177,400 sq m (equivalent to 41.7 ha) of which 24,400 sq m would be required for offices (equivalent to 3.5 ha).

2.39 The SA of the reasonable alternative employment quantum options is presented in **Chapter 4**, along with a description of the Council's reasons for choosing the proposed quantum of growth in the light of the reasonable alternatives.

Identifying options for the quantum of residential growth

2.40 The options for the quantum of housing growth were appraised for potential inclusion in the Local Plan Review are as follows:

- Option 1: Preferred Option - Standard method with 5% flexibility in supply
- Option 2: Standard method with 20% flexibility in supply
- Option 3: Standard method with no flexibility in supply

2.41 The residential growth options were developed having regard to the standard method housing need figure of 1,133 dwellings per annum for the district over the plan period from 2026 to 2043. With the exception of Option 3, the options appraised allow for a percentage of housing over and above the standard method to support flexibility in housing land supply.

2.42 The additional 5% set out in Option 1 is included to guard against future fluctuations in the figure for objectively assessed need for the district. It is also included to ensure that there is sufficient flexibility in the Local Plan so that if a number of sites deliver housing slower than anticipated, the objectively assessed

need and the five year housing supply requirement can continue to be met. Option 2 would allow for an additional level of flexibility in supply.

2.43 The SA of the reasonable alternative residential quantum options is presented in Chapter 4, along with a description of the Council's reasons for choosing the proposed quantum of growth in the light of the reasonable alternatives.

Appraisal methodology

2.44 Reasonable alternative policy and site options for the Local Plan Review 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 2.1: Key to likely sustainability effects and scores used

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

2.45 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.). Negligible effects are recorded where a policy or site is considered to have no effect in contributing to achievement of the SA objective.

2.46 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.

2.47 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 use of site assessment criteria

2.48 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed sets of site assessment criteria were developed and applied. The criteria relate specifically to each type of site option (i.e. residential, employment and mixed-use sites) and set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The criteria are presented in **Appendix D**. They were applied mainly through the use of Geographical Information Systems (GIS) data.

Difficulties Encountered

2.49 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.”

2.50 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. All distances have been calculated from the nearest site boundary. 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 Review. 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 have been used to inform the SA was not readily available in a suitable format to inform the site options assessments at the time of the Regulation 18 stage. 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). 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. A detailed air quality study has been commissioned by Braintree District Council, to inform the HRA, but has not yet been published.
- A number of technical reports commissioned to support the Local Plan Review were not yet available to consider within this SA. For example, the detailed air quality assessment (as mentioned above), the Level 2 SFRA and the water cycle study.

Probability

2.51 There is an inherent degree of uncertainty in carrying out an SA. Should it be adopted, the Local Plan would likely be in place for several years. Over this time, currently unforeseen changes are likely to occur. For example, any given community facility in Braintree District could potentially close or move within a period of months, and thus an assessment which considers that a Local Plan policy or site would provide new residents with good access to this facility pre-development, may not do so by the time construction begins. These circumstances are impossible to predict. The planning system is generally robust enough to deal with such changes by re-assessing the needs of sites and communities at the time applications are made. Uncertainties are dealt with in SA by adopting a precautionary approach, wherein a reasonable worst-case scenario is assumed unless reliable evidence suggests otherwise. This is to ensure that any potentially significant negative effects are identified, and appropriate consideration is given to how the Local Plan could help to avoid or mitigate the worst effects if such scenarios were to arise. However, it is accepted that the likelihood of many such worst-case scenarios occurring is low, particularly as the comprehensive array of policies proposed in the Local Plan would help to avoid or mitigate negative impacts.

2.52 The assessment of Local Plan options indicates where uncertainties exist in relation to the effects identified.

Duration, including short, medium and long-term impacts

2.53 The temporal scope of the SA covers the Local Plan period. For the purposes of the SA:

- Short term covers the period for 0-5 years, or during construction (inclusive of temporary impacts);
- Medium term covers the period for 5-20 years; and
- Long term covers the period over 20 years, beyond the Local Plan period.

2.54 Effects can occur over multiple terms, such as arising in the short-term and residing in the long-term.

Frequency

2.55 All effects of the Local Plan are considered to occur once, unless indicated otherwise.

Reversibility

2.56 The assessment will consider whether effects are reversible or irreversible. For example, reversible effects may be identified where a former mineral site is proposed for restoration to open space; irreversible effects may be identified where development is proposed on greenfield land thereby resulting in the loss of best and most versatile agricultural land.

Cumulative and synergistic effects

2.57 The SA provides an appraisal of all reasonable options considered for inclusion in the Local Plan. The Vision, Strategic Objectives, policies and site allocations included in the Local Plan will not be adopted in isolation and therefore an evaluation of the cumulative and synergistic effects of the emerging Local Plan has been undertaken. Cumulative and synergistic effects are defined as follows:

- Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect, or where several individual effects have a combined effect; and
- Synergistic effects interact to produce a total effect greater than the sum of the individual effects, so that the nature of the final impact is different to the nature of the individual impacts.

Transboundary effects

2.58 The geographical extent of effects will be experienced predominantly in Braintree District. However, where effects would be likely to be discernible in neighbouring authorities or at a scale greater than Braintree District, this will be specified. For example, transboundary effects may be experienced as housing provision and education can all result in flows of people across local authority boundaries. Furthermore, the high number of Braintree District residents commuting to other local authority areas for work, mainly by private car, is contributing to traffic congestion and poor air quality in the region.

Secondary effects

2.59 The assessment process inherently includes a consideration of secondary effects. Secondary effects are defined as “effects that are not a direct result but occur away from the original effect or as a result of a complex pathway”.

Permanent or temporary

2.60 The assessment considers whether effects are temporary or permanent in nature. Many of the effects of policies in the Local Plan are permanent; however some will be temporary, for example construction impacts associated with new development resulting from the Local Plan. Unless otherwise stated, effects should be considered to be permanent.

SA Stage C: Preparing the SA Report

2.61 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Braintree District Local Plan Review. It sets out the findings of the appraisal of preferred and reasonable alternative site and policy options, 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**.

2.62 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

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

2.64 The Council is now inviting comments on the Submission Draft (Regulation 19) Local Plan Review 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

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

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 Review. Given the SEA Regulations requirements above, it is also necessary to consider the relationship between the Braintree District Local Plan Review and other relevant plans, policies and programmes.

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

The implications of Brexit

3.4 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.

3.5 As set out in the Explanatory Memorandum accompanying the Brexit amendments [\[See reference 10\]](#), 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.

3.6 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

3.7 The Braintree District Local Plan Review 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 Local Plan Review will eventually replace the adopted Braintree District Local Plan 2013-2033.

3.8 The Local Plan Review 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 and Authority Monitoring Report.

3.9 The policy context in which the Braintree District Local Plan Review 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 11]** – 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.

3.10 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.

3.11 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 [\[See reference 12\]](#) and a 2026 UK government security assessment identified global biodiversity loss and ecosystem collapse as direct, severe threats to national security [\[See reference 13\]](#).

International

3.12 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

3.13 There is also an extensive range of national policies, plans and programmes that are relevant to the Local Plan Review 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.

3.14 A summary of the main objectives of the NPPF and PPG of relevance to the Local Plan and the SA is provided below.

3.15 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**.

3.16 The NPPF [\[See reference 14\]](#) 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.

3.17 An updated version of the NPPF was published in December 2024 and amended on 7 February 2025 to correct a small number of cross-references and clarify the intent of part of paragraph 155. The latest version of the NPPF was adopted in August 2026. However, the new Braintree Local Plan is being submitted for examination under Town and Country Planning (Local Planning) (England) Regulations 2012 and as such the December 2024 NPPF is the version against which it will be subject to examination. Therefore, the summary of the NPPF provided below relates to the 2024 version.

3.18 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.”

3.19 The Local Plan Review 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.”

3.20 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]**.

3.21 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.”

3.22 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.

3.23 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

3.24 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.

3.25 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 residential uses, the Future Homes Standard (FHS) aims to ensure that all new build homes are future-proofed for energy efficiency and low-carbon heating, reducing carbon emissions by 75–80% compared to current standards [See reference 19]. The standard is part of the UK's broader effort to achieve net zero carbon emission by 2050. Homes built under the FHS are designed to be “zero carbon ready,” meaning they will become zero carbon once the electricity grid is fully decarbonised. Full compliance with the standard for newly commenced homes will be required from 2028 onwards. 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

3.26 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.

3.27 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 20]. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

3.28 The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The Local Plan Review 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 Review 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

3.29 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.

3.30 The Local Plan Review, 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

3.31 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.

3.32 The Local Plan Review 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

3.33 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.

3.34 The Local Plan Review 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

3.35 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.

3.36 The Local Plan Review 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 Review also can ensure that development is sited away from areas of adverse air quality (including Air Quality Management Areas (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

3.37 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.

3.38 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 Review 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

3.39 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.

3.40 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”.

3.41 The Local Plan Review 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 Review 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

3.42 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.

3.43 Growth will inevitably increase traffic on the roads which also has implications for air quality, and the Local Plan Review 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 Review, 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

3.44 Baseline information provides the context for assessing the sustainability of proposals in the Local Plan Review 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.

3.45 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.”

3.46 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 extended to other topic areas of relevance to the preparation of the Local Plan Review including housing, transport, energy, waste and economic growth.

3.47 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 District 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

3.48 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 Review was not to be implemented.

3.49 Key sustainability issues for Braintree District 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 Local

Plan Review. The review was undertaken in light of the updated policy context and baseline information for the plan area.

3.50 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 Local Plan Review were not to be implemented, is also presented in relation to each of the key sustainability issues.

3.51 In general, the current trends in relation to the various social, economic and environmental issues affecting Braintree District would be more likely to continue without the implementation of the Local Plan Review, although the policies in the adopted Braintree District Local Plan 2013-2033 would still go some way towards addressing many of the issues. In most cases, the Local Plan Review 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.

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

- Braintree District 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 District 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 Local Plan Review provides an opportunity to improve access to and increase availability of such services and facilities. Without the Local Plan Review 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 Local Plan Review 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 Local Plan Review, 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 RQF1 and RQF2 qualifications compared to the regional and national averages. The proportion of people with RQF3 and RQF4 qualifications in the district is higher than regional levels and 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 Local Plan Review presents the opportunity to improve the **provision and accessibility of high-quality education and training facilities** in the district. Without the Local Plan Review, 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 164th 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review provides the opportunity to revitalise these commercial areas by encouraging supporting appropriate town centre and complementary uses. Without the Local Plan Review, 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 Local Plan Review.
- 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 Local Plan Review 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 Local Plan Review, 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 District currently exceed the air quality objective level in relation to NO₂. However, the main air quality issues in the district relate to **NO₂ 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Essex and Southend-on-Sea Waste Local Plan (2017)). 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 Local Plan Review, water quality is likely to continue declining, further harming ecosystems and biodiversity, and posing significant health risks to the community. The Local Plan Review 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 Local Plan Review, flood risk will continue to affect the district through increased and higher intensity flooding. The Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review 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 Local Plan Review 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 Local Plan Review, 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 Local Plan Review 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 Local Plan Review, 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

3.53 As described in **Chapter 2**, the SA appraises the likely significant effects of the Local Plan Review 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 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**).

3.54 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. The SA framework shows that all of these topics and all of the key sustainability issues identified for Braintree District 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 quantum of growth and spatial strategy options

4.1 This chapter sets out the appraisal findings for the reasonable alternative options considered for the quantum of residential growth and the spatial strategy for distributing growth across the district.

4.2 This chapter also presents the appraisal of alternative spatial strategies for accommodating growth, including the preferred strategy and reasonable alternatives relating to the broad distribution of development across the district.

4.3 The housing and employment quantum options appraised in this section do not incorporate any specific approach to the spatial distribution of growth across the plan area. As such they have been considered at a high level and in effect the appraisal findings reflect the potential effects of delivering varying levels of growth at undecided locations of the plan area.

4.4 Reasonable alternative options for the spatial distribution of development are appraised separately.

SA findings for the quantum of growth options

SA of quantum of residential growth options

4.5 As described in Chapter 2, the options for the quantum of housing growth were appraised for potential inclusion in the Local Plan Review are as follows:

- Option 1: Preferred Option - Standard method with 5% flexibility in supply
- Option 2: Standard method with 20% flexibility in supply
- Option 3: Standard method with no flexibility in supply

4.6 Table 4.1 overleaf presents the likely effects of the options on each of the SA objectives.

Table 4.1: Appraisal of quantum of growth options - Residential

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion	+	+	+	The delivery of housing development under all three options has the potential to improve quality of life through the provision of new homes, enhanced access to community facilities, public open space and local services. New development may also support investment in social infrastructure and help sustain community facilities, contributing positively to communities across the district. By supporting housing delivery, including affordable housing, all options may help address some aspects of deprivation and social inequality and contribute to improved living conditions for residents. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to secure investment in community infrastructure, public realm improvements and local services through a larger overall housing supply. The potential for these benefits would be greatest under Option 2, which includes the greatest flexibility in housing supply. However, effects in relation to community cohesion, social inclusion and quality of life are likely to depend largely on the location, accessibility, inclusivity and design of development rather than the scale of housing provision alone. Similarly, effects on crime, safety and security are more likely to be influenced by the detailed design, layout and management of new development than by the overall housing quantum. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore provide fewer opportunities to secure investment in community infrastructure and local facilities.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				However, the option would still deliver a substantial number of homes and support improvements to quality of life through housing provision and associated investment. Overall, all three options are expected to result in minor positive effects in relation to this objective. The potential benefits are likely to be greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively modest and effects will depend to a large extent on the location, design and implementation of development and the provision of supporting infrastructure.
SA objective 2: Provide decent, affordable and safe homes for all	++	++	+	All three options would contribute towards meeting identified housing needs within Braintree District through the delivery of housing based on the Standard Method. Therefore, positive effects are anticipated under all three options. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement. This would provide greater resilience to potential delays in housing delivery or changing housing market conditions. As such, these options are expected to have the strongest positive effects in relation to this objective. Option 2 includes the greatest flexibility in housing supply, allowing for a greater ability to respond to uncertainty and maintain housing delivery throughout the plan period. However, the difference between Options 1 and 2 is relatively modest and is not considered sufficient to result in different effects. Option 3 would provide for the minimum level of housing required to meet identified needs. Whilst this option would still make a positive

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				contribution towards housing delivery, it would provide less flexibility should housing delivery rates fall below expectations or additional housing needs arise during the plan period. Consequently, the positive effects are expected to be less pronounced than under Options 1 and 2. Overall, all three options are expected to result in positive effects in relation to this objective. However, significant positive effects are expected for option 1 and 2 due to the additional flexibility in housing supply whilst a minor positive effect is expected for option 3. All options assume delivery of a mix of market and affordable housing.
SA objective 3: Improve health and wellbeing and reduce health inequalities	+/-?	+/-?	+/-?	The delivery of housing development under all three options has the potential to influence the health and wellbeing of residents in several ways. New development may support the provision of healthcare infrastructure, recreational facilities, public open space, green infrastructure and active travel networks. Such improvements may contribute positively to physical and mental health outcomes, encourage healthier lifestyles and improve accessibility and connectivity for both existing and future residents. Positive effects are therefore anticipated under all three options. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to secure investment in healthcare facilities, open space, sports and recreation provision, active travel infrastructure and wider community facilities through planning obligations and development-related funding. The potential for these benefits would be greatest under Option 2, which includes the greatest flexibility in housing supply.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				Conversely, additional housing delivery would increase demand for existing healthcare services and facilities, including GP surgeries, hospitals, dentists and other healthcare providers. Where development is not supported by timely infrastructure provision, there is potential for increased pressure on healthcare services. This potential is likely to be greatest under Option 2, given the option's greatest flexibility in housing supply, although negative effects may occur under all options. The delivery of housing under all options may also support improvements to walking, cycling and public transport infrastructure. However, an increase in the resident population may also lead to additional traffic generation, with potential implications for air quality and associated health outcomes. The extent of these effects will depend on the location and distribution of development and the availability of sustainable transport options. In the short term, development under all three options may result in temporary adverse effects associated with construction activity, including increased noise, dust and disturbance. These effects may be more apparent under Options 1 and 2 if the additional housing supply flexibility is realised through a greater number of development sites or a larger overall amount of housing delivery. Overall, all three options are expected to have mixed minor positive and minor negative effects in relation to this objective. Positive effects may arise through improved access to services, open space, recreation opportunities and active travel infrastructure, whilst negative effects may occur through increased pressure on healthcare services and infrastructure. The potential for both positive and negative effects

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				is likely to be greatest under Option 2 and least pronounced under Option 3. The significance of effects will depend on the location and form of development and the extent to which supporting healthcare, green infrastructure and sustainable transport improvements are delivered alongside growth. As such, all effects are uncertain.
SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district	+	+	+	The delivery of housing development under all three options has the potential to support the vitality and viability of Braintree District's town, district and local centres through increased population and demand for services and facilities. New housing may help support existing shops, community facilities, healthcare services, leisure facilities and other local businesses, whilst also increasing opportunities for investment in new facilities where required. As such, positive effects are anticipated under all three options. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to support the viability of existing centres and secure investment in services and facilities. The additional population associated with these options may help sustain a wider range of retail, commercial, community and leisure uses, particularly within the district's main towns and Key Service Centres. The potential for these benefits would be greatest under Option 2, which includes the greatest flexibility in housing supply. Alternatively, additional housing development may increase demand for existing services and facilities, placing pressure on their capacity if growth is not accompanied by appropriate investment and expansion. The potential for these

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				pressures is likely to be greatest under Option 2 if additional housing supply is delivered. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore place less pressure on existing services and facilities. However, it may also provide fewer opportunities to support the growth, expansion and long-term viability of centres, services and facilities compared with Options 1 and 2. Overall, all three options are expected to result in minor positive effects in relation to this objective. The potential benefits are likely to be greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively modest and effects remain uncertain as they will depend on the location of development, the capacity of existing centres and facilities, and the extent to which new investment accompanies housing growth.
SA objective 5: Achieve sustainable levels of prosperity and economic growth	+	+	+	The housing quantum options are expected to have positive effects in relation to economic growth and prosperity. The delivery of new homes, including affordable housing, may help support local businesses and contribute to the vitality of the district's economy. Additional housing may also help attract and retain working-age residents and increase demand for a range of services and facilities. Therefore, all three options are expected to have positive effects in relation to this objective. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater support for economic growth through increased labour supply and demand for services. The potential for these effects would be

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				greatest under Option 2, which includes the greatest flexibility in housing supply. However, the delivery of additional housing may also increase demand for employment opportunities and supporting infrastructure. If housing growth is not accompanied by the provision of sufficient employment land, infrastructure and services, there is potential for increased commuting and pressure on existing employment locations. There may also be some competition for land between housing and employment uses. These effects are likely to be most pronounced under Option 2 if the additional housing supply is delivered, although they are unlikely to be significant given the relatively modest differences between the options. Option 3 would still support economic growth through the delivery of homes to meet identified needs, but may provide fewer opportunities to strengthen labour supply and support business growth compared with the flexibility options. Overall, all three options are expected to have minor positive effects in relation to this objective, with the potential benefits being greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively limited and effects will depend on the extent to which employment opportunities, infrastructure and services are delivered alongside housing growth.
SA objective 6: Increase participation in and improve access to education, training	+	+	+	The delivery of housing development under all three options has the potential to support access to education, training and lifelong learning opportunities through increased investment in educational facilities and associated infrastructure. New housing development may generate demand for additional school places and provide opportunities to secure contributions towards new or enhanced educational facilities,

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
and opportunities for lifelong learning				helping to maintain and improve access to education across the district. As such, positive effects are anticipated under all three options. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to support investment in educational infrastructure through a larger overall housing supply. The additional population associated with these options may help justify the expansion of existing facilities or the provision of new educational infrastructure where required. The potential for these benefits would be greatest under Option 2, which includes the greatest flexibility in housing supply. Alternatively, additional housing development may place pressure on existing educational facilities if growth is not accompanied by the timely delivery of new capacity. However, such effects are likely to be addressed through infrastructure provision alongside development. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore result in lower levels of additional demand for educational facilities. However, it may also provide fewer opportunities to secure investment in new or expanded educational infrastructure compared with Options 1 and 2. Overall, all three options are expected to result in minor positive effects in relation to this objective. The potential benefits are likely to be greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively modest and effects will depend on the location of development and the timely provision of educational infrastructure.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
SA objective 7: Conserve and enhance the biological and geological diversity of the environment	-?	-?	-?	The delivery of housing development under all three options has the potential to adversely affect biodiversity through habitat loss, habitat fragmentation, increased recreational pressure and wider urbanising influences. This is particularly relevant within Braintree District given the presence of a number of designated and non-designated biodiversity assets, including four Sites of Special Scientific Interest (SSSIs), nine Local Nature Reserves (LNRs) and 253 Local Wildlife Sites (LWSs) distributed throughout the district. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore require a larger pool of sites to be identified and allocated than Option 3. This may reduce the Council's ability to avoid locations with biodiversity sensitivities and could increase the likelihood of adverse effects on habitats, species and ecological networks. The potential for these effects would be greatest under Option 2, which includes the greatest flexibility in housing supply. Additional housing growth may also increase recreational pressure on designated sites and green spaces, increase demand on water resources, contribute to habitat fragmentation and place greater pressure on ecological corridors. Increased traffic and associated effects on air quality may also adversely affect biodiversity. Whilst all development would be required to deliver Biodiversity Net Gain, this does not remove the potential for site-specific or cumulative impacts on biodiversity assets, ecological networks and designated sites. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore provide greater flexibility to avoid the most environmentally sensitive locations. However, it would still

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				require a substantial amount of development over the plan period and could still result in adverse effects on biodiversity, habitats and ecological networks. Overall, all three options are expected to result in minor negative effects in relation to this objective. The potential for adverse effects would be greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively limited and the significance of effects will depend to a large extent on the location, layout and design of development, the effectiveness of mitigation measures, and the extent to which opportunities for habitat creation and enhancement are secured. As such, all effects are uncertain.
SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices	+/-?	+/-?	+/-?	The delivery of housing development under all three options has the potential to support improvements to public transport services, walking and cycling infrastructure, and wider sustainable transport networks through increased demand and developer contributions towards new infrastructure. Additional population growth may help support the viability of existing public transport services and provide opportunities for investment in sustainable and active travel measures. Positive effects are therefore anticipated under all three options. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to secure investment in transport infrastructure and services. The additional housing supply may help provide the critical mass required to support enhancements to public transport provision, active travel routes and connectivity between settlements and key services. The potential for these benefits would be greatest

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				under Option 2, which includes the greatest flexibility in housing supply. Alternatively, additional housing delivery would also increase travel demand and may place further pressure on the local highway network. Where development occurs in locations with limited access to public transport, services or active travel infrastructure, there is potential for increased reliance on private vehicles and associated traffic generation. The potential for these effects is likely to be greatest under Option 2 if the additional housing supply is delivered, although negative effects may occur under all options. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore result in lower levels of additional travel demand and pressure on transport infrastructure. However, it may also generate fewer opportunities to secure investment in new sustainable transport infrastructure and service improvements compared with Options 1 and 2. Overall, all three options are expected to result in mixed minor positive and minor negative effects in relation to this objective. Positive effects may arise through improvements to sustainable transport infrastructure and accessibility, whilst negative effects may arise through increased traffic generation and pressure on the transport network. The potential for both positive and negative effects is likely to be greatest under Option 2 and least pronounced under Option 3. All effects remain uncertain as they will depend largely on the location and distribution of development, existing transport connections, the provision of sustainable transport infrastructure and the travel choices of future residents.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings	-?	-?	-?	In general, new development has the potential to result in adverse effects on the historic environment through direct impacts on heritage assets, archaeological remains and historic landscapes, or through changes to their setting, character and significance. As such, all three options have the potential to result in negative effects in relation to this objective. Options 1 and 2 include additional flexibility in housing supply above the Standard Method requirement. As a result, these options may require a larger pool of sites to be identified and allocated in order to maintain the intended housing supply throughout the plan period. This could increase the likelihood that development may affect designated and non-designated heritage assets, Conservation Areas, archaeological assets, historic landscapes and important views associated with the historic environment, especially in and around Braintree's main settlements and Key Service Centres. The potential for adverse effects would be greatest under Option 2, which provides the largest flexibility allowance. Option 3 would provide the minimum level of housing required to meet identified needs and may allow greater flexibility to avoid the most sensitive heritage assets and their settings when selecting sites. However, the option would still require a substantial amount of development over the plan period and adverse effects on the historic environment cannot be ruled out. New development may also provide opportunities for positive effects through heritage-led regeneration, improvements to the public realm, reuse of historic buildings and the application of high-quality design

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				principles. However, such benefits are likely to depend on the location, design and implementation of individual schemes rather than the housing quantum itself. Overall, all three options are expected to result in minor negative effects in relation to this objective. The potential for adverse effects is likely to be greatest under Option 2 and least under Option 3. As the location, scale and design of future development are not known at this stage, all effects remain uncertain.
SA objective 10: Reduce contributions to climate change	-?	-?	-?	The delivery of housing development under all three options is likely to result in increased greenhouse gas emissions associated with construction activity, the use of building materials, energy consumption and transport. Additional housing development may also increase vehicle movements and associated emissions where residents travel to access employment, services and facilities. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore result in higher levels of greenhouse gas emissions than Option 3 if the additional housing supply is delivered. The potential for these effects would be greatest under Option 2, which includes the greatest flexibility in housing supply. Additional development may also increase energy demand and place further pressure on transport infrastructure. However, all new development delivered over the plan period would be expected to respond to national and local policy requirements relating to carbon reduction, energy efficiency and sustainable construction. New development may also provide opportunities to support renewable energy generation, low-carbon design principles, active

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				travel infrastructure and other measures intended to reduce operational emissions. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore result in lower overall greenhouse gas emissions than Options 1 and 2. However, it would still involve a substantial amount of development and associated emissions arising from construction activity, energy use and transport. As such, adverse effects in relation to climate change mitigation are still likely. Overall, all three options are expected to result in minor negative effects in relation to this objective. The potential for adverse effects is likely to be greatest under Option 2 and least pronounced under Option 3. However, the differences between the options are relatively limited, reflecting that they are based on the same Standard Method housing requirement with varying levels of flexibility in supply. Effects remain uncertain as they will depend on the location and distribution of development, travel patterns, the provision of sustainable transport infrastructure, and the extent to which energy efficiency and renewable energy measures are incorporated into development proposals.
SA objective 11: Support adaptation to the effects of climate change	+/-?	+/-?	+/-?	The key climate change risks facing Braintree District include increased flood risk, periods of drought, water stress and more frequent extreme heat events. The delivery of housing development under all three options has the potential to support climate change adaptation through the incorporation of resilient design measures, including sustainable drainage systems (SuDS), urban greening, tree planting, green infrastructure enhancements and measures to reduce

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				the effects of overheating. Such measures may help improve resilience to future climate change impacts and provide wider environmental and health benefits. As such, a minor positive effect is identified for all three options. However, additional housing development may also increase pressure on natural resources and environmental systems that contribute to climate resilience. This may include the loss of permeable land, greenfield sites and natural features that help manage surface water, regulate temperatures and support resilience. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore increase the potential for these adverse effects if the additional housing supply is delivered. The potential for both positive and negative effects would be greatest under Option 2, which includes the largest flexibility in housing supply. However, the additional flexibility may also provide opportunities to deliver adaptation measures at a larger scale as part of new development. Overall, all three options are expected to result in mixed minor positive and minor negative effects in relation to this objective. The extent of these effects remains uncertain as it will depend largely on the location of development and the extent to which climate adaptation measures, such as SuDS, and green infrastructure are incorporated into new development proposals.
SA objective 12: Improve water quality and address water	-?	-?	-?	The delivery of new housing development under all three options has the potential to place additional pressure on water resources, water quality and wastewater infrastructure. In 2022, sections of rivers within Braintree District were recorded as having poor water quality, and all rivers within the district are failing to achieve good chemical status.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
scarcity and sewerage capacity				Whilst this is a national issue rather than one unique to Braintree District, additional development has the potential to increase pressure on surface water and groundwater environments, particularly where increased wastewater flows place greater demands on existing sewerage and treatment infrastructure. Increased housing delivery would also increase demand for water resources. This is particularly relevant given that the district is identified as being under significant water stress. Groundwater Source Protection Zones exist across parts of the district, including extensive areas in the north of the district and areas of Source Protection Zones 1 and 2 in the vicinity of Braintree town and Halstead. Development within or adjacent to these areas may increase the risk of adverse effects on groundwater resources if not appropriately managed. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore result in greater pressure on water resources, wastewater infrastructure and the water environment if the additional housing supply is delivered. The potential for these effects would be greatest under Option 2, which includes the greatest flexibility in housing supply. Additional housing may also require upgrades to water supply and wastewater infrastructure to ensure sufficient capacity is available to accommodate growth. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore result in comparatively lower pressure on water resources and wastewater infrastructure. However, the option would still involve a substantial amount of development and is likely to result in increased water demand and wastewater

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				generation compared with current conditions. As such, adverse effects on water resources and infrastructure cannot be ruled out. Overall, all three options are expected to result in minor negative effects in relation to this objective, with the potential for effects being greatest under Option 2 and least pronounced under Option 3. However, the significance of effects will depend on the location of development, the proximity of sites to sensitive water environments and groundwater protection areas, existing infrastructure capacity, and the timing and delivery of any necessary upgrades. As such, all effects remain uncertain.
SA objective 13: Reduce and manage the risk of flooding	-?	-?	-?	The delivery of a substantial number of new homes under all three options has the potential to increase flood risk to people and property, particularly where development is located within or near areas at risk of fluvial, surface water or groundwater flooding. Parts of Braintree District, including locations where growth is likely to be directed towards such as the main settlements of Braintree town, Bocking and Great Notley and other Key Service Villages such as Kelvedon and Feering, are affected by Flood Zones 2 and 3, as well as areas of surface water flood risk. In addition, new development may increase surface water runoff and reduce the amount of permeable land if not appropriately designed and managed. The NPPF seeks to direct development away from areas at highest risk of flooding wherever possible. However, new development also presents opportunities to incorporate flood risk mitigation measures, including sustainable drainage systems (SuDS), natural flood management measures and wider green infrastructure enhancements.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				Options 1 and 2 include additional flexibility in housing supply above the Standard Method requirement and may therefore require a larger pool of sites to be identified and allocated than Option 3. This could increase the likelihood that development comes forward in areas with flood risk constraints and may reduce the Council's ability to avoid all less suitable locations. In addition, if the additional housing supply is delivered, there may be a greater reduction in permeable surfaces and increased pressure on drainage infrastructure. The potential for these effects would be greatest under Option 2, which incorporates the greatest flexibility in housing supply. Option 3 provides the minimum level of housing required to meet identified needs and may allow greater flexibility to avoid sites affected by flood risk constraints. However, a substantial amount of development would still be required under this option and adverse effects on flood risk cannot be ruled out. Overall, minor negative effects are identified for all three options. However, effects remain uncertain as they will depend largely on the location of development, the extent of flood risk constraints affecting individual sites, and the implementation of flood mitigation measures.
SA objective 14: Improve air quality	+/-	+/-	+/-	The delivery of housing development under all three options has the potential to support improvements to air quality through investment in sustainable transport infrastructure, active travel routes and green infrastructure. New development may help fund improvements to walking and cycling networks, public transport provision and multifunctional green infrastructure, which could encourage modal shift away from private car use and contribute to improved air quality

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				outcomes. Therefore, all three options have the potential to result in minor positive effects in relation to this objective. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore provide greater opportunities to secure investment in sustainable transport measures and green infrastructure. The potential for these benefits would be greatest under Option 2, which includes the greatest flexibility in housing supply. However, the delivery of additional housing under all options is also likely to result in an increase in traffic movements and associated emissions, particularly where residents continue to rely on private vehicles for access to services and facilities. Despite there being no Air Quality Management Areas (AQMAs) in Braintree town, the potential for these effects would be greatest under Option 2 if the additional housing supply flexibility results in a greater level of housing delivery over the plan period. Increased development activity may also result in temporary adverse effects associated with construction traffic, dust and emissions during the construction phase. Whilst Option 3 provides no additional flexibility above the Standard Method requirement and may therefore result in a lower level of housing delivery overall, it would still generate additional traffic movements and associated emissions when compared to current conditions. As such, adverse effects on air quality cannot be ruled out under any of the options. Overall, all three options are expected to have mixed minor positive and minor negative effects in relation to this objective. Positive effects may arise through investment in active travel, public transport and green infrastructure, whilst negative effects may arise through

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				increased traffic generation and construction-related emissions. The potential for both positive and negative effects is likely to be greatest under Option 2 and least pronounced under Option 3. However, the significance of effects will depend on the location and distribution of development, existing air quality conditions and the extent to which sustainable transport and green infrastructure improvements are delivered alongside growth. Consequently, effects remain uncertain.
SA objective 15: Maintain and enhance the quality of landscapes and townscapes	-?	-?	-?	The delivery of housing development under all three options has the potential to result in adverse effects on landscape and townscape character through the introduction of new built development, changes to settlement edges and the loss of undeveloped land. Such effects may include changes to settlement character and the perception of rural landscapes. Options 1 and 2 include additional flexibility in housing supply above the Standard Method requirement and may therefore require a larger pool of sites to be identified and allocated to ensure an appropriate level of housing supply throughout the plan period. This may increase the likelihood that development could take place on sites with greater landscape or townscape sensitivity, particularly where opportunities to accommodate growth on previously developed land are more limited. The potential for adverse effects would be greatest under Option 2, which includes the greatest flexibility in housing supply. Option 3 would provide the minimum level of housing required to meet identified needs and may allow greater flexibility to avoid sites with the greatest landscape sensitivities. However, it would still require a substantial amount of development over the plan period and therefore

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				adverse effects on landscape and townscape character cannot be ruled out. Conversely, development may also provide opportunities for landscape enhancement, regeneration of previously developed land, improvements to the public realm, strengthening of green infrastructure networks and the delivery of high-quality design. However, such benefits will depend largely on the location, layout and design of individual developments rather than the housing quantum itself. Overall, all three options are expected to result in minor negative effects in relation to this objective. The potential for adverse effects is likely to be greatest under Option 2 and least pronounced under Option 3. However, effects will depend to a large extent on the location and design of development and therefore remain uncertain at this stage.
SA objective 16: Minimise waste and increase resource efficiency	0	0	0	The delivery of housing development under all three options would increase the consumption of materials and resources and generate construction and household waste. Options 1 and 2 may result in slightly higher levels of resource use and waste generation than Option 3 due to the additional flexibility in housing supply. However, resource efficiency and waste generation are more likely to be influenced by the detailed design and construction methods of development than by the relatively small differences in housing numbers between the options. The extent to which development incorporates sustainable construction practices, recycled materials, waste minimisation measures and recycling infrastructure will be a more significant factor in determining effects.

SA objective	Option 1 SM+5%	Option 2 SM+20%	Option 3 SM	Justification
				Negligible effects are therefore expected for all three options in relation to this objective.
SA objective 17: Safeguard and enhance the quality of soil	--?	--?	--?	Housing development under all three options has the potential to result in the loss or disturbance of higher value soils, particularly where development occurs on greenfield land, including best and most versatile agricultural land. Construction activity may also result in soil compaction or pollution if not appropriately managed. Options 1 and 2 incorporate additional flexibility in housing supply above the Standard Method requirement and may therefore require a larger pool of sites to be identified and allocated than Option 3. This could increase the likelihood of development affecting greenfield or agricultural land, with the potential for adverse effects greatest under Option 2, which provides the highest level of flexibility. Option 3 would provide the minimum level of housing required to meet identified needs and may therefore provide greater opportunities to avoid the most sensitive soil resources. However, it would still require a substantial amount of development over the plan period. Development on previously developed land may also provide opportunities to remediate contaminated or degraded sites. Overall, all three options are expected to result in significant negative effects. However, the effects are uncertain as they will depend on factors such as the distribution of development within the plan area and the extent to which previously developed land is utilised.

Reasons for choosing the proposed quantum of residential growth in light of alternatives

4.7 The level of growth for residential has been informed by the Strategic Housing Market Assessment (SHMA) and the standard method, which calculates minimum local housing need. Employment growth has been set taking into account the Employment Land Review evidence base work.

4.8 Along with using the standard method, the Council considered whether having a higher housing requirement (5% uplift on the housing need) would be appropriate.

4.9 Delivering a higher housing requirement would contribute towards meeting the identified housing needs in Braintree District. In addition, going above the standard method through delivering a higher housing requirement would offer additional flexibility in the housing supply. This would provide greater resilience to potential delays in housing delivery or changing housing market conditions.

4.10 The Local Housing Needs Assessment considers the circumstances where a higher need may be justified and concludes there is no evidence to support a higher need over the plan period. The increase in the standard method represents a significant uplift when compared to the previous Local Plan and is an ambitious target for Braintree District to deliver. It is important that strategic infrastructure can be provided to support higher levels of growth and as such, a higher housing requirement would not be justified when taking these considerations into account.

SA of quantum of employment growth options

4.11 As described in **Chapter 2**, the options for the quantum of employment growth that were appraised for potential inclusion in the Local Plan Review are as follows:

- Option 1: Preferred Option – Sector-based floorspace projections with additional flexibility in supply
- Option 2: Sector-based floorspace projections
- Option 3: Trend floorspace projections
- Option 4: Labour supply projections

4.12 **Table 4.2** overleaf presents the likely effects of the options on each of the SA objectives.

Table 4.2: Appraisal of quantum of growth options - Employment

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
SA objective 1: Create safe environments which help to address deprivation, improve quality of life and community cohesion	+	+	+	+	The delivery of employment development under all four options has the potential to improve quality of life by allowing for the creation of additional employment opportunities and supporting access to nearby jobs for residents. This is likely to help address deprivation and inequality by providing residents access to the job market and improving household incomes. Minor positive effects are therefore expected for all four options, although effects will depend on factors such as the types of jobs created, their precise location and accessibility in relation to local residents as well as the design of development in terms of its suitability to accommodate local businesses. Option 2 would provide sufficient employment land to respond to the updated sector-based projections and would therefore support the creation and retention of employment opportunities. However, the lower level of provision and flexibility compared to Option 1 is less likely to maximise economic growth by enabling market choice and meeting opportunities in relation to unexpected investment or business growth. Option 3 would allow for the lowest level of employment growth and is therefore likely to provide the lowest level of support in terms of creating additional jobs and addressing economic inequalities. However, the level of growth supported would accord with recent

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					floorspace trends which is likely to help address economic inequalities to some degree. Option 4 could provide substantial opportunities to increase the number of jobs within the district and improve the balance between local employment opportunities and the resident workforce. However, while this option allows for the largest increase in employment land, the labour supply scenario is not based on evidence of employment land demand. This option could therefore result in an oversupply of employment land and the extent to which higher levels of job creation would be supported and associated benefits would be realised is partly uncertain.
SA objective 2: Provide decent, affordable and safe homes for all	0	0	0	0	The employment quantum options would not affect the delivery of new housing in the district. They are also not expected to affect the quality of new homes provided or the ability of the housing stock to respond appropriately to the needs of local people. As such negligible effects are expected for all four options.
SA objective 3: Improve health and wellbeing and reduce health inequalities	+/-?	+/-?	+/-?	+/-?	The delivery of employment development under all four options has the potential to affect health and wellbeing in both positive and negative ways. Increased access to employment may support increased household incomes, economic security and the mental health of local people. Furthermore, providing more local employment opportunities could reduce commuting distances and encourage the use of active modes of transport. Employment development may also support improvements to walking and cycling infrastructure, green infrastructure and public transport, with associated benefits for physical and mental health.

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					However, construction activity may also result in temporary disturbance (such as from noise and dust), whilst some employment uses, particularly industrial and distribution development, may generate additional traffic (including HGV movements), noise and emissions. These effects could negatively affect health and wellbeing, particularly where development is located close to sensitive receptors, including residential properties, health centres or schools. Overall, all four options are expected to result in mixed minor positive and minor negative effects. The variation of effects would be most affected by the specific location of development, which is not considered through any of the options. Options 1 and 4 have the greatest potential for both positive and negative effects due to the higher levels of employment development that would be delivered. Effects would be least pronounced under Option 3 given that this option would allow for the lowest level of employment land. Effects remain uncertain as they will depend on factors such as the location and type of development, accessibility by sustainable transport and proximity to sensitive receptors.
SA objective 4: Promote the vitality and viability of services and facilities and centres throughout the district	+	+	+	+	The delivery of employment development under all four options has the potential to support the vitality and viability of centres and local services through job creation, increased business activity and additional expenditure by employees within the local economy. However, effects will depend on factors such as the location of new employment development and its proximity to existing centres which is not considered through any of the options.

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					Option 1 would provide a relatively high level of employment land. By allowing for a level of employment land over and above the sector-based floorspace projections this option would allow for an increased degree of market choice and flexibility. This is likely to result in a market that respond more positively to opportunities for employment growth over the plan period thereby potentially supporting businesses growth and expenditure to the benefit of local services. Option 4 could similarly support substantial levels of employment activity if the labour supply scenario were realised. However, the extent of market demand in response to this higher level of floorspace is uncertain. Option 2 would support employment growth in accordance with the updated sector-based projections and would therefore also contribute positively in terms of expenditure and support for local services. However, it would not allow for the same level of flexibility as Option 1. Option 3 would provide the lowest level of additional employment growth and therefore the additional expenditure and business activity supported that might benefit centres in the plan area is likely to be less pronounced.
SA objective 5: Achieve sustainable levels of prosperity and economic growth	++	++?	+	++	The employment growth options have a direct relationship with this SA objective, given that all four would make land available for business development and support access to jobs in the plan area. Positive effects are therefore expected for all four options. Option 1 would provide for land to meet the sector-based floorspace projections of 24.9ha, together with additional flexibility through 30.6ha of allocations. This approach would provide a substantial range and choice of employment land and incorporate flexibility for the

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					district to respond to changing market conditions, unforeseen demand and investment opportunities. Option 2 would also meet the updated sector-based floorspace projections and therefore provide sufficient capacity to accommodate forecast employment growth. However, this option would be less likely to support flexibility in terms of market choice and responding for opportunities for further employment growth when compared to Option 1. Option 3 would provide employment land based primarily on historic floorspace trends and would result in a lower level of provision. Whilst this would still support some employment growth, there is a greater risk that insufficient land would be available to respond to future business growth and investment opportunities. Option 4 would allow for approximately 41.7ha of employment land, offering substantial capacity for growth and inward investment. However, this is a labour supply planning scenario rather than an assessment of market demand and there is uncertainty about whether this level of provision would be required or delivered. Overall, significant positive effects are expected for Options 1, 2 and 4 given their greater capacity to support employment growth and business investment. For Option 2 the significant positive effect is uncertain given that this option would not allow for flexibility in the supply of employment land. A minor positive effect is expected for Option 3, reflecting the lower level of employment land that would be provided which is based on trend projections and not sector-based floorspace projections which suggest that a higher level of

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					employment land is needed to respond to future growth and investment opportunities.
SA objective 6: Increase participation in and improve access to education, training and opportunities for lifelong learning	+	+	+	+	The delivery of employment growth under all four options has the potential to support education, skills and training through the creation of additional employment opportunities and increased demand for a skilled workforce. New and expanding businesses may provide apprenticeships, workplace training and opportunities for skills development and may also establish relationships with schools, colleges and other education and training providers. Therefore, all four options are expected to result in minor positive effects in relation to this objective. Benefits are likely to be greatest under Options 1 and 4 and least pronounced under Option 3. However, employment land provision alone is likely to not guarantee the provision of apprenticeships, training or educational facilities. Effects relating to educational attainment will be most affected by the provision of new education facilities in the plan area to meet the needs of the growing population. Furthermore, effects relating to the upskilling of employees will likely depend on factors such as the types of businesses attracted to the district and their recruitment and training practices. By allowing for employment growth over and above sector-based floorspace projections to allow for a degree of flexibility in supply, Option 1 is likely to provide a substantial range and choice of employment sites. This is likely to support greater opportunities to accommodate different sectors and support a wider range of skills and employment pathways. Option 4 could also support substantial employment growth and associated demand for education and

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					workforce training. For this option an oversupply of employment land could result, although this is unlikely to adversely affect educational attainment or upskilling in the plan area. Option 2 would also support workforce development through employment growth in accordance with the sector-based forecasts, although this option would not allow for the flexibility in supply achieved through Option 1. Benefits under Option 3 are likely to be more limited due to the lower quantum of employment development that would be supported.
SA objective 7: Conserve and enhance the biological and geological diversity of the environment	-?	-?	-?	-?	The delivery of employment development under all four options has the potential to adversely affect biodiversity including through habitat loss and fragmentation. This is particularly relevant given the presence of designated and non-designated biodiversity assets across Braintree District. Larger industrial sites may also affect habitats and ecological networks including through the loss of undeveloped land as well as increased lighting, noise and traffic and associated effects on air and water quality. The potential for impacts on designated and non-designated biodiversity assets in the plan area will most depend on the distribution of development, which is not addressed through any of the options considered. Options 1 and 4 have the greatest potential for adverse effects due to the higher levels of employment land provision, whilst effects under Option 2 would be less pronounced and lowest under Option 3. Although development would be required to deliver Biodiversity Net Gain and may provide opportunities for habitat creation and green

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					infrastructure, this would not necessarily fully mitigate site-specific or cumulative impacts. Overall, all four options are expected to result in minor negative effects. Effects remain uncertain as they will depend on the location and nature of development, the ecological value of land affected and the effectiveness of mitigation and enhancement measures.
SA objective 8: Reduce the need to travel and promote active travel and more sustainable transport choices	+/-?	+/-?	+/-?	+/-?	The delivery of additional employment development under all four options could increase the availability of local jobs, potentially enabling some residents to work closer to home and reducing longer-distance commuting. Development may also provide opportunities to support public transport and active travel infrastructure. This is relevant given that Braintree has substantial net out-commuting, which is likely to continue in the future. The potential to reduce long distance commuting will be greatly influenced by the distribution of development in the plan area (including where opportunities are taken to align housing and employment so that new residents can benefit from nearby jobs). The distribution of development is not addressed through any of the options considered. Employment development would generate additional travel demand, including industrial and distribution uses potentially resulting in increased commercial and HGV movements. Options 1 and 4 have the greatest potential to support employment in the plan area that could allow for a degree of self-containment. These options are also most likely to support sustainable transport investment because allow for the highest levels of employment land provision, and are therefore likely to deliver more additional jobs and secure associated transport

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					improvements. However, these options could also generate the greatest increase in vehicle movements as sites are built out and businesses come in operation given the higher levels of growth that would be supported. Option 2 is likely to generate a slightly lower number of vehicle movements than Option 1 but is less likely to achieve self-containment. Option 3 is expected to generate the lowest additional travel demand but provide fewer opportunities to reduce out-commuting. Overall, all four options are expected to result in mixed minor positive and minor negative effects. Effects remain uncertain as they will depend on factors such as the location and type of employment development, accessibility by sustainable transport and employee travel patterns.
SA objective 9: Conserve and enhance the historic environment, heritage assets and their settings	-?	-?	-?	-?	New employment development has the potential to adversely affect the historic environment through impacts on heritage assets, archaeological remains and their settings. Larger industrial and distribution buildings, associated infrastructure and lighting may also affect the historic environment and important views where development is located in sensitive areas. The potential for impacts on designated and non-designated heritage assets in the plan area will most depend on the distribution of development, which is not addressed through any of the options considered. Options 1 and 4 have the greatest potential for adverse effects due to the higher levels of employment development, whilst effects under Option 2 would be less pronounced and lowest under Option 3. Employment development may also provide opportunities for

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					regeneration, reuse of historic buildings and public realm improvements, although these benefits would depend on the location and design of individual schemes. Overall, all four options are expected to result in uncertain minor negative effects. Though the effects are uncertain as the location of future employment development and its relationship to heritage assets are unknown at this stage.
SA objective 10: Reduce contributions to climate change	-?	-?	-?	-?	The delivery of employment development under all four options is likely to increase greenhouse gas emissions through construction, energy use and transport. Industrial and distribution development may also generate additional freight and HGV movements. Therefore, all four options are expected to result in minor negative effects. These effects are uncertain as they will depend on factors such as the type of development, building energy performance. However, additional local employment opportunities may help promote a degree of self-containment and reduce some longer-distance commuting, and new development may incorporate energy efficiency, renewable energy and sustainable transport measures. The potential for new development to generate increased levels of traffic or support self-containment will be most affected by the distribution of development in the plan (including where opportunities are taken to align new housing and employment growth). Given that none of the options considered address the distribution of development in the plan area, all effects are partly uncertain. Options 1 and 4 would allow for the greatest amount of employment development and as a result the highest overall levels of embodied

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					and operational emissions if the full quantum is delivered. The potential for increased transport emissions may also be greater under these options as a result of increased employee and freight movements. However, these options would also provide employment land to best meet employment needs aligned with the expected number of households created in Braintree District and could therefore support higher levels of self-containment. Option 2 would result in a lower quantum of employment growth with lower levels of emissions associated with construction and once businesses are operational. Option 3 represents the lowest growth option and is therefore likely to result in the lowest additional emissions associated with construction and energy use. However, Options 2 and 3 are considered less likely to support self-containment in the plan area.
SA objective 11: Support adaptation to the effects of climate change	+/-?	+/-?	+/-?	+/-?	The key climate change risks facing Braintree District include increased flood risk, drought, water stress and extreme heat. Employment development under all four options could support adaptation through measures such as SuDS, tree planting, green infrastructure and measures to reduce overheating. However, development may also result in the loss of permeable land and increased built surfaces, potentially increasing surface water runoff and overheating effects. Options 1 and 4 have the greatest potential for both positive and negative effects because they would allow for the greatest amount of development. Whilst these options may provide greater opportunities to incorporate substantial green infrastructure and sustainable drainage measures, they could also result in the greatest loss of permeable land. Option 2 and particularly Option 3 would have lower

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					potential for these types of effects. Overall, all four options are expected to result in mixed minor positive and minor negative effects. These effects are uncertain as they will depend on factors such as the design of development and the extent to which climate adaptation measures are incorporated.
SA objective 12: Improve water quality and address water scarcity and sewerage capacity	-?	-?	-?	-?	New employment development under all four options has the potential to increase demand for water resources and wastewater infrastructure and, depending on the type of use, may also pose risks to surface water and groundwater quality. This is relevant given existing water quality issues affecting rivers within Braintree District and the presence of Source Protection Zones across parts of the district, including areas around Braintree town and Halstead. Development within or close to sensitive groundwater areas may increase risks to water resources if not appropriately designed and managed. The district is also identified as being seriously water stressed. Options 1 and 4 would result in the greatest amount of employment development and therefore have the greatest potential to increase water demand and wastewater generation. The scale of effects would depend on the type of businesses occupying employment land, as water requirements differ considerably between office, manufacturing, industrial, distribution and other commercial uses. Option 2 would result in a lower quantum of development and would therefore be expected to place comparatively less pressure on water resources and wastewater infrastructure. Option 3 represents the lowest level of employment growth and is expected to result in the lowest additional demand.

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					New development may also provide opportunities to incorporate water efficiency measures, sustainable drainage and pollution control measures. However, these measures would not remove the additional water demand associated with employment growth. Overall, all four options are expected to result in minor negative effects, but these are uncertain as they will depend on factors such as the precise location and type of development, infrastructure capacity and the implementation of water efficiency and pollution control measures.
SA objective 13: Reduce and manage the risk of flooding	-?	-?	-?	-?	The delivery of employment development under all four options has the potential to increase flood risk, particularly where development occurs in areas affected by fluvial, surface water or groundwater flooding. Employment development may also increase impermeable surfaces through buildings, roads and parking, potentially increasing surface water runoff if not appropriately managed. Parts of Braintree District, including areas around the main settlements and Key Service Villages, are affected by Flood Zones 2 and 3 and areas of surface water flood risk. The location of future employment development will therefore be important in determining the significance of effects. The effects for the options are therefore uncertain as they rely on such factors. Options 1 and 4 have the potential to involve the largest amount of employment land and therefore could result in the greatest increase in built and impermeable surfaces. A greater quantum of development may also reduce the flexibility available to avoid all areas affected by flood risk constraints. Option 2 would involve less development, whilst

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					Option 3 would represent the lowest potential increase in impermeable surfaces. Minor negative effects are expected for all four options. However, employment development provides opportunities to incorporate sustainable drainage systems, natural flood management and wider green infrastructure measures capable of reducing and managing surface water runoff. National and local planning policy would also seek to direct development away from locations at the highest risk of flooding.
SA objective 14: Improve air quality	+/-?	+/-?	+/-?	+/-?	Overall, all four options are expected to result in uncertain mixed minor positive and minor negative effects in relation to this objective. Positive effects may result from increased access to local employment opportunities and reduced potential for long distance commuting as self-containment occurs in the longer term as well as investment in sustainable transport and green infrastructure. Conversely, negative effects may result from increased volume of traffic as businesses are occupied and construction activity. Effects remain uncertain as they will depend on factors such as the type and location of employment development, access to sustainable transport and the volume and nature of traffic generated. Options 1 and 4 have the greatest potential to increase the availability and range of local employment and therefore provide the greatest theoretical opportunity to reduce some outward commuting. Option 2 would also provide additional employment opportunities, whilst such benefits would be less pronounced under Option 3.

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					However, employment development would generate additional vehicle movements from employees, customers, servicing and deliveries. Industrial and distribution development may be particularly associated with HGV movements and therefore could increase emissions along the highway network, including the A12 and A120. Construction activity may also result in temporary adverse effects through construction traffic, dust and emissions. The potential for additional traffic-related emissions would be greatest under Options 1 and 4 if the higher levels of employment land supply result in additional business and logistics activity. Option 3 would generally generate the lowest additional travel demand, although it may also provide fewer opportunities to reduce longer-distance commuting.
SA objective 15: Maintain and enhance the quality of landscapes and townscapes	-?	-?	-?	-?	The delivery of employment development under all four options has the potential to adversely affect landscape and townscape character including through new buildings, infrastructure and changes to settlement edges. Larger industrial buildings may be particularly visually prominent, especially where development occurs on greenfield sites or in sensitive locations. Overall, all four options are expected to result in minor negative effects. The effects are uncertain as they will depend on factors such as the location, scale, design and landscaping of development. Options 1 and 4 have the potential to require the greatest amount of employment land and therefore have the greatest likelihood of resulting in landscape and townscape effects. The provision of substantial flexibility under Option 1 could require a larger portfolio of

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
					employment sites to be made available, whilst the 41.7ha labour supply scenario under Option 4 could similarly involve a substantial amount of land development. Option 2 would require less land and may therefore provide greater flexibility to avoid locations with higher landscape sensitivity. Option 3 would result in the lowest quantum of employment growth and consequently the potential for landscape and townscape effects would generally be lowest. However, development may also provide opportunities to regenerate previously developed land, improve existing employment areas and strengthen green infrastructure.
SA objective 16: Minimise waste and increase resource efficiency	0	0	0	0	The delivery of employment development under all four options would increase the use of materials and resources and generate construction and commercial waste. However, effects would depend largely on factors such as the type of businesses occupying the sites and the design, construction and operation of development, including waste minimisation, recycling and resource efficiency measures. The overall employment quantum therefore provides only a limited indication of likely effects. Overall, negligible effects are expected for all four options. Although resource use and waste generation may be greatest under Options 1 and 4, differences between the options cannot be meaningfully assessed without more detailed information on the employment uses and development proposals.
SA objective 17: Safeguard and	-?	-?	-?	-?	The delivery of employment development under all four options has the potential to result in the loss or disturbance of soils, particularly

SA objective	Option 1	Option 2	Option 3	Option 4	Justification
enhance the quality of soil					where development occurs on greenfield land or affects best and most versatile agricultural land. Construction and some industrial activities may also result in risks of soil contamination if not appropriately managed. Overall, all four options are expected to result in uncertain minor negative effects. The effects are uncertain as they will depend on factors such as the location of development and the characteristics of individual sites. Options 1 and 4 have the potential to require the greatest amount of employment land and therefore have the greatest potential to result in soil sealing and the loss of undeveloped or agricultural land. Option 2 would involve a lower quantum of development and therefore reduce the overall amount of land potentially affected. Option 3 would result in the lowest employment growth and consequently has the lowest potential for adverse effects on soil resources. However, development on previously developed land may provide opportunities to remediate contaminated or degraded sites and reuse existing buildings and infrastructure.

Reasons for choosing the proposed quantum of employment growth in light of alternatives

4.13 The Council's proposed level of employment growth has been informed by the Employment Land Review and represents an ambitious level of employment growth which reflects Braintree District's strong performance in achieving high levels of employment growth.

SA findings for the spatial strategy options

4.14 This section sets out the appraisal findings for the spatial strategy options for new development allocations identified by the Council.

4.15 The Local Plan Review seeks to deliver a minimum of 19,261 new homes between 2028 and 2043. In addition to meeting this requirement through new allocations, the Local Plan Review rolls forward several Strategic Growth Locations (SGLs) from the adopted Local Plan 2013-2033 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. They are therefore treated as a fixed or 'given' component of all nine options and are shown as residential sites on each of the option maps below. The site allocations that are rolled forward from the adopted Local Plan are:

- 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)

4.16 Previously the Council considered that the Former Airbase RAF Wethersfield site had potential to deliver a large amount of housing over the plan period. This site is no longer considered likely to contribute substantially to housing growth over the plan period. In any case any development at this location would be addressed through a new Supplementary Plan. Therefore, the potential for housing growth at this location has not been considered as part of the appraisal of the spatial strategy options appraised.

4.17 To determine the potential spatial distribution options, the Council assessed each of the main towns and key service villages to ascertain whether they continued to serve the function as applied to them in the existing Local Plan. It also considered options of growth between Braintree town 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.

4.18 It considered that the broad spatial strategy for the district should continue to concentrate development around main urban areas including Braintree town, Witham and Halstead, key service villages and the A12 East Anglian Rail line and include reference to the A120 corridor. A further option for new stand-alone settlements and large scale urban extensions was also considered for inclusion in the spatial strategy. Based on this approach, alternative options were modelled on the six alternatives that had been used for the Section 2 SA for the Adopted Braintree Local Plan (options A - F). Two additional options, which are variations of the preferred spatial strategy, were also identified.

4.19 Overall, 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 Local Plan Review. The SA of the spatial strategy options focuses on the alternative broad distributions for new allocations that are described below. Sites comprise to all options have been rolled-forward SGLs and the planned development at Former Airbase RAF Wethersfield. As fixed elements of the strategy, they are not part of the reasonable alternatives being compared.

- **Option 1: Main towns, A12/GEML (Great Eastern Mainline) 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 town), 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. The option was originally identified as having an indicative capacity of 9,995 dwellings, comprising 7,053 dwellings at the principal development locations and 1,967 dwellings on smaller sites. This has since been amended to reflect the amended timeframe for the Local Plan Review.
- **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 town is enlarged and its housing delivery rate increased. The option was originally identified as having an indicative capacity of 10,002 dwellings, comprising 6,100 dwellings at the principal development locations and 2,927 dwellings on smaller sites.

- **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 town, 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. The option was originally identified as having an indicative capacity of 10,002 dwellings, comprising 6,508 dwellings at the principal development locations and 2,519 dwellings on smaller sites.
- **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. The option was originally identified as having an indicative capacity of 10,022 dwellings, including 9,047 dwellings distributed across sites with a capacity of no more than 500 dwellings.
- **Option 5: Larger-site-led distribution:** This option concentrates the majority of housing growth at a selected portfolio of larger development locations capable of delivering approximately 500 to 1,999 dwellings. It excludes new settlement-scale development, and a residual number of small sites. It is not intended to include every promoted development site above this threshold. The selected larger development locations are at Braintree, Witham, Hatfield Peverel, Earls Colne, Silver End, Cressing and High Garrett. A residual contribution from smaller sites is also included to ensure that the overall housing supply figure is met. The option was originally identified as having an indicative capacity of 10,027 dwellings, comprising 7,565 dwellings at the selected larger

development locations, 1,487 dwellings on smaller sites and a windfall allowance of 975 dwellings. Concentrating growth at larger development locations could support higher levels of planning gain and infrastructure delivery; however, greater reliance on larger sites may make delivery more challenging in the short term.

- **Option 6: Sustainable transport-led distribution:** This option focuses primarily on locations with higher levels of sustainable transport accessibility. 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. As with all options, the presence of other sustainable modes of transport, for instance walking and cycling, has been considered. The option was originally identified as having an indicative capacity of 10,000 dwellings, comprising 6,773 dwellings at the principal development locations and 2,252 dwellings on smaller sites.
- **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. The option was originally identified as having an indicative capacity of 10,037 dwellings, comprising 5,094 dwellings at the principal development locations around Braintree and 3,968 dwellings on smaller sites.
- **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. The option was originally identified as having an indicative capacity of 9,999 dwellings, comprising 2,805 dwellings at Earls Colne, Coggeshall and Silver End and 6,219 dwellings on smaller sites.
- **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. The option was originally identified as having an indicative capacity of 10,360 dwellings, comprising 8,313 dwellings at the principal A120 corridor locations and 1,072 dwellings on smaller sites.

4.20 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 [\[See reference 21\]](#). 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.

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

4.21 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 Review.

4.22 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.

4.23 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.

4.24 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. Essex Highways has assessed the transportation impact of the proposed Local Plan Review growth described in the Regulation 19 Plan to 2043. Improvements identified as required to mitigate adverse impacts on the network, balance traffic movements, improve connectivity and support the plan's overarching vision include the following **[See reference 22]**:

4.25 For highways, key schemes include:

- Dynamic Traffic Management (investment in next generation traffic management systems)
- A120 Millennium Way Slips
- A131 corridor including junction with the A1017
- Galleys Corner Roundabout
- Marks Farm Roundabout

- A12 Access options
- Coggeshall Road – Oak Road link road
- Halstead Spine Road

4.26 For public transport, key schemes include schemes:

- Dynamic Traffic Management (investment in next generation traffic management systems)
- A120 Millennium Way Slips
- A131 corridor including junction with the A1017
- Galleys Corner Roundabout
- Marks Farm Roundabout
- A12 Access options
- Coggeshall Road – Oak Road link road
- Halstead Spine Road
- Improving frequency of trains with the introduction of a Braintree branch line passing loop – this is a longer term aspiration.

4.27 For active travel, key schemes include:

- Dynamic Traffic Management (investment in next generation traffic management systems)
- A120 Millennium Way Slips
- A131 corridor including junction with the A1017
- Galleys Corner Roundabout
- Marks Farm Roundabout
- A12 Access options
- Coggeshall Road – Oak Road link road
- Halstead Spine Road

4.28 It should be noted that many of these schemes are a Local Plan Review aspiration which do not currently have a pathway for funding, for example the A120 to A12 dualling, the A12 active travel corridor, and the Braintree branch line passing loop.

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

4.29 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.

4.30 Table 4.3 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 and access to services and facilities in the medium to long term. 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 at least minor 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 at least minor 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. The 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 at least minor 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 at least 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 at least minor 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 townscape and 17: Soil. There is potential for at least minor 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 at least minor 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 at least minor 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 at least minor positive effects in relation to SA objectives 1: Safe and cohesive communities and 2: Housing. There is potential for at least 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 located 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 at least minor 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 at least minor negative effects in relation to SA objective 9: Cultural heritage.

Table 4.3: 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	✓	✓

4.31 Table 4.4 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.

4.32 To avoid repetition, the description of likely effects of each option draws on but does not repeat in detail the descriptions (boxed text above) of sustainability benefits and disbenefits identified for each common component that make up the spatial strategy options considered. Where effects are attributable to specific locations for growth included in any of the options, these have been highlighted.

Table 4.4: 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

4.33 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

4.34 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.

4.35 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.

4.36 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.

4.37 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.

4.38 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.

4.39 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 is 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.

4.40 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.

4.41 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.

4.42 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

4.43 In order to mitigate negative effects identified in relation to community cohesion and safety, the Local Plan Review 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

4.44 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

4.45 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.

4.46 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.

4.47 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.

4.48 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.

4.49 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.

4.50 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.

4.51 Option 7 would focus development on land around Braintree town. This option would supplement allocations already in the adopted Local Plan 2013-2033 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.

4.52 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

4.53 In order to mitigate negative effects identified in relation to housing, the Local Plan Review 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.

4.54 Furthermore, the quality of homes could be ensured through suitable policies in the Local Plan Review 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

4.55 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

4.56 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.

4.57 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.

4.58 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.

4.59 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.

4.60 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.

4.61 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.

4.62 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.

4.63 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.

4.64 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

4.65 In order to mitigate negative effects identified in relation to health and wellbeing, the Local Plan Review 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

4.66 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.

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

Conclusions in relation to SA objective 4

4.68 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.

4.69 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.

4.70 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.

4.71 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.

4.72 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.

4.73 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.

4.74 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.

4.75 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.

4.76 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

4.77 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 Local Plan Review 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

4.78 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.

4.79 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.

4.80 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 Local Plan Review 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 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.

4.81 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

4.82 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.

4.83 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.

4.84 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.

4.85 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.

4.86 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.

4.87 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.

4.88 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.

4.89 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.

4.90 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

4.91 In order to mitigate negative effects identified in relation to achieving sustainable levels of prosperity and economic growth, the Local Plan Review 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

4.92 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.

4.93 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.

4.94 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

4.95 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.

4.96 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.

4.97 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.

4.98 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.

4.99 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 mean 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.

4.100 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.

4.101 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 is 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.

4.102 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.

4.103 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

4.104 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 Local Plan Review 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

4.105 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 eligible developments to deliver a measurable biodiversity net gain of at least 10%.

4.106 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 Review.

4.107 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 LWSs 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

4.108 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 Essex 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.

4.109 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.

4.110 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.

4.111 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.

4.112 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.

4.113 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.

4.114 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.

4.115 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.

4.116 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

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

- Policies that identify and safeguard ecological networks, having regard to the Essex 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% (for eligible sites).
- A requirement for development to achieve biodiversity net gain on site or, if not viable, to employ biodiversity offsetting at locations prioritised within the district.

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

4.118 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.

4.119 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.

4.120 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.

4.121 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

4.122 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.

4.123 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.

4.124 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.

4.125 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.

4.126 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.

4.127 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.

4.128 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.

4.129 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.

4.130 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

4.131 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 Review 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

4.132 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. There are also a host of non-designated heritage assets, many of which have been identified through the neighbourhood plans in the district.

4.133 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

4.134 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.

4.135 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.

4.136 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.

4.137 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.

4.138 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.

4.139 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 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.

4.140 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.

4.141 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.

4.142 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

4.143 In order to mitigate negative effects identified in relation to conserving and enhancing the historic environment, heritage assets and their settings, the Local Plan Review 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

4.144 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 Development Management 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

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

4.146 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.

4.147 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.

4.148 Option 9 is expected to have a mixed minor negative and minor positive effect. The proximity of railway stations, for instance, may enable less reliance on private car, although the scale of development will inevitably impact on climate change.

Mitigation in relation to SA objective 10

4.149 In order to mitigate negative effects identified in relation to reducing contributions to climate change, the Local Plan Review 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

4.150 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 Review 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

4.151 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.

4.152 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.

4.153 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.

4.154 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.

4.155 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.

4.156 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.

4.157 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.

4.158 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.

4.159 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

4.160 In order to mitigate negative effects identified in relation to adapting to the effects of climate change, the Local Plan Review 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 patters 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

4.161 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.

4.162 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.

4.163 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.

4.164 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

4.165 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 WRCs. 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.

4.166 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.

4.167 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.

4.168 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.

4.169 Option 5 concentrates the majority of development at selected larger development locations, 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.

4.170 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/GEMPL 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.

4.171 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.

4.172 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.

4.173 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

4.174 In order to mitigate negative effects identified in relation to improving water quality and addressing water scarcity and sewerage capacity, the Local Plan Review 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

4.175 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 Local Plan Review offers an opportunity to update the district's approach to mitigating and adapting to flood risk.

Conclusions in relation to SA objective 13

4.176 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.

4.177 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.

4.178 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.

4.179 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.

4.180 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.

4.181 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.

4.182 Option 7 would focus development on land around Braintree town. This option would supplement allocations already in the adopted Local Plan 2013-2033 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.

4.183 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.

4.184 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

4.185 In order to mitigate negative effects identified in relation to reducing and managing the risk of flooding, the Local Plan Review 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

4.186 No sites in Braintree currently exceed the air quality objective level in relation to NO₂. However, the main air quality issues in the district relate to NO₂ 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.

4.187 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

4.188 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 NO₂ and PM₁₀ 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.

4.189 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.

4.190 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.

4.191 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/GEMML 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.

4.192 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.

4.193 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.

4.194 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.

4.195 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.

4.196 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

4.197 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

4.198 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.

4.199 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

4.200 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.

4.201 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.

4.202 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.

4.203 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.

4.204 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.

4.205 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.

4.206 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.

4.207 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.

4.208 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

4.209 In order to mitigate negative effects identified in relation to maintaining and enhancing the quality of landscapes and townscape, the Local Plan Review could include:

- A requirement to ensure that sensitive landscapes and townscape 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

4.210 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.

4.211 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 Essex and Southend-on-Sea Waste Local Plan (2017). 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.

4.212 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 (MCA), 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

4.213 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

4.214 In order to mitigate negative effects identified in relation to minimising waste and increasing resource efficiency, the Local Plan Review 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

4.215 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.

4.216 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

4.217 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.

4.218 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.

4.219 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.

4.220 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.

4.221 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.

4.222 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.

4.223 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.

4.224 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.

4.225 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

4.226 In order to mitigate negative effects identified in relation to safeguarding and enhancing the quality of soil, the Local Plan Review 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, Option 1, in light of reasonable alternatives

4.227 Meeting the the development requirements has been a fundamental consideration in preparing the spatial strategy. However, the distribution of growth has not been driven solely by the need to identify sufficient land to meet housing and employment targets. The Council has sought to ensure that future development is directed towards locations capable of supporting sustainable communities, where growth can be accommodated without resulting in unacceptable environmental, landscape or infrastructure impacts.

4.228 As the Local Plan Review has progressed, the Council has continually reviewed the available evidence to ensure that the proposed strategy remains capable of meeting identified development needs whilst remaining realistic and deliverable over the plan period.

4.229 Option 1 seeks to concentrate development in the Main Towns and locations along the A12/GEMPL corridor, including new urban extensions at Braintree town and Halstead, together with a new settlement at Kelvedon. This approach has been identified as the preferred option and the spatial strategy set out in the Regulation 19 Local Plan Review document is broadly aligned with this option. This option is considered to provide the most appropriate balance between meeting the development needs of the district, supporting sustainable patterns of growth and minimising adverse impacts when considered against the reasonable alternatives.

4.230 A key benefit of Option 1 is that it directs a significant proportion of growth to the most sustainable locations within the district, where residents have the greatest access to existing services, employment opportunities, healthcare, education and public transport connections. By focusing growth on the Main Towns and strategic transport corridors, Option 1 supports reduced reliance on private car travel, helping to address objectives relating to climate change mitigation, air quality and sustainable transport. It also provides opportunities for strategic-scale development to deliver supporting infrastructure, including green infrastructure, sustainable drainage systems, renewable energy provision and improvements to community facilities.

4.231 Option 1 performs strongly when considered against the alternative options. Although Option 2 provides many of the same benefits as Option 1, through the delivery of strategic-scale development, it does not provide a clear improvement over Option 1. Option 1 provides a more balanced approach, directing growth to locations that best align with the settlement hierarchy and the district's existing infrastructure and services.

4.232 Option 1 is also preferred to Option 6, which focuses development in areas with high sustainable transport accessibility, including locations along the A12 corridor. Whilst Option 6 performs well in relation to transport accessibility, air quality and climate change objectives, it has a greater risk of concentrating development along the strategic transport corridor, potentially resulting in a more linear pattern of growth and increased pressure on existing infrastructure. Option 6 also includes a greater reliance on greenfield development in sensitive locations, including areas of higher quality agricultural land, and may result in increased impacts on landscape character. Option 1 provides a better balance by combining accessible locations with the ability to deliver planned urban extensions and a new settlement, allowing for more comprehensive infrastructure provision and the integration of mitigation measures from the outset.

4.233 Options 3 and 9, which include a greater focus on new settlements, provide opportunities for comprehensive masterplanning, sustainable design and new infrastructure. However, these benefits are accompanied by greater uncertainty, particularly regarding the ability to establish sustainable transport connections and reduce long-term car dependency. The more remote locations of some proposed new settlements could increase reliance on private vehicles (particularly in the short term in advance of the delivery of more substantial services at these locations) and result in greater impacts on landscape character, biodiversity and agricultural land compared with Option 1.

4.234 Options 4 and 8, which distribute growth across a larger number of smaller sites, are less preferable as they are less able to support strategic infrastructure improvements, comprehensive green infrastructure networks and sustainable transport solutions. The dispersed nature of development under these options is more likely to increase car dependency, place pressure on rural communities and result in a greater number of smaller-scale impacts across the district.

4.235 Options 5 and 7 provide some benefits through focusing growth on larger settlements and opportunities for brownfield development. However, Option 5 distributes growth more widely, including locations where access to sustainable transport is more limited, while Option 7 concentrates development primarily around Braintree town, increasing pressure on the existing settlement and limiting the opportunities for a wider distribution of supporting infrastructure.

4.236 Overall, Option 1 performs well across the sustainability objectives and provides the most balanced approach when compared with the reasonable alternatives. It supports the vitality of the Main Towns, maximises opportunities for sustainable travel, enables the delivery of necessary infrastructure and provides a framework for well-planned strategic growth. While all options would result in some environmental impacts, particularly through the loss of greenfield land, Option 1 provides the strongest balance between meeting housing needs and managing potential impacts on climate change, landscape, biodiversity, transport, water resources and agricultural land.

Chapter 5

SA findings for site options considered for allocation in the Local Plan Review

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

5.2 A total of 380 residential sites, 39 employment sites and 23 mixed use sites were initially appraised (442 sites in total) in the SA Report for the Preferred Options Local Plan. Following the Preferred Options (Regulation 18) consultation, additional information was received in relation to 23 residential sites, eight employment sites and four sites for 'other' uses (including renewable energy and biodiversity net gain sites and sites considered for road infrastructure projects).

5.3 The site options considered for 'other' uses were initially also appraised in line with the employment site assessment criteria. Some of these were new sites while others comprised amendments to existing sites. **Table 5.1** overleaf summarises the SA findings for each of the site options considered for allocation in the Local Plan Review. Where sites were considered for allocation for multiple uses, they were appraised separately for each of the uses considered. As such, these sites appear more than once in the table below.

5.4 Sites 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 final section of the table.

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

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
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	-

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
BOCN2031 (part)	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	--
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
BULM2069	0	+	+	--	-	0	--	-	0?	N/A	N/A	-	0	-	?	N/A	--
BURE2070	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	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	++
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	-
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	-
GNBN2147	0	+	0	--	-	0	0	-	0?	N/A	N/A	-	0	-	0?	N/A	--
GNBN2148	0	++	+	--	-	--	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
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	++

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	-
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	--
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
KELV2213	0	++	+	--	-	-	-	+	--?	N/A	N/A	--	-	-	-?	N/A	--
KELV2214	0	+	+	-	-	-	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2215A	0	++	+	--	-	--	-	-	--?	N/A	N/A	0	0	-	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	--
KELV2218	0	+	+	-	-	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	--
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	--
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	-
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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
SILV2279	0	++	+	--	-	-	-	-	--?	N/A	N/A	--	0	-	-?	N/A	-
STAM2280	0	+	+	--	-	--	0	--	--?	N/A	N/A	-	--	-	0?	N/A	-
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	--
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	-

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
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	-

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
CRES2101 - Land East of Braintree	0	+	0	--	-	++	--	-	--?	N/A	N/A	--	0	-	-?	N/A	--
HATR2193	0	+	+	-	-	-	-	+	-?	N/A	N/A	-	0	-	-?	N/A	--
GGHR2601	0	+	+	-	-	--	--	-	0?	N/A	N/A	--	0	-	-?	N/A	--
STUR2605	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	?	N/A	--
BOCN2600	0	+	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
PANF2604	0	++	+	--	-	--	-	-	-?	N/A	N/A	-	0	-	-?	N/A	--
TOPP2606	0	+	+	--	-	0	-	-	--?	N/A	N/A	--	0	-	?	N/A	--
WHIN2607	0	++	-	--	-	-	--	+	--?	N/A	N/A	--	0	-	?	N/A	--
LIST2603	0	++	+	--	-	--	--	-	--?	N/A	N/A	--	--	-	?	N/A	++
RAYN2235E	0	+	+	--	-	-	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
GOSF2415E	0	++	+	--	-	-	--	-	--?	N/A	N/A	-	0	-	0?	N/A	-
GOSF2158E1	0	++	+	--	-	0	-	-	--?	N/A	N/A	--	0	-	0?	N/A	--
GOSF2158E2	0	++	+	--	-	--	-	-	--?	N/A	N/A	--	0	-	?	N/A	--
HASA2602	0	+	+	++	-	+	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
WITN2252E	+	++	+	--	-	++	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--
EARL2119E1	0	++	+	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	-
BOCN2037E	0	++	+	--	-	0	-	-	0?	N/A	N/A	-	0	-	--?	N/A	--
RAYN2241E	0	++	+	--	-	-	--	+	--?	N/A	N/A	--	0	-	?	N/A	--
BRAD2044E	0	++	-	--	-	-	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
EARL2119E2	0	++	+	--	-	-	--	-	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2208E	0	++	+	-	-	0	--	+	--?	N/A	N/A	--	0	-	--?	N/A	--
RAYN2236	0	++	+	--	-	0	-	+	--?	N/A	N/A	--	0	-	?	N/A	--
GGHR2141	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	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
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	++
GMBN2148	0	N/A	++	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
GMBN2152	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	++
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	++

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	--
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	--
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	--
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	++
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	++

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	++
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	--
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	--
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	--
GOSF2160E	0	N/A	++	--	0	N/A	-	--	--?	N/A	N/A	--	0	-	?	N/A	--
GOSF2415E	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	-	0	-	0?	N/A	-
KELV2208E	0	N/A	++	-	+	N/A	--	+	--?	N/A	N/A	--	0	-	--?	N/A	--
GRNO2505 (Greenfield part)	0	N/A	+	-	+	N/A	-	+	--?	N/A	N/A	-	0	-	-?	N/A	++
GRNO2505 (brownfield part)	0	N/A	+	-	0	N/A	0	+	--?	N/A	N/A	--	0	-	-?	N/A	--
RAYN2240	0	N/A	+	-	0	N/A	-	--	0?	N/A	N/A	--	0	-	-?	N/A	--

Site Option	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
BLAN 113	0	N/A	0	--	0	N/A	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
GGHR2141	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	+
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	+
GOSF2415E	0	N/A	++	--	0	N/A	--	-	--?	N/A	N/A	-	0	-	0?	N/A	-
KELV2208E	0	N/A	++	-	+	N/A	--	+	--?	N/A	N/A	--	0	-	--?	N/A	--
KELV2218	0	N/A	++	-	0	N/A	-	+	--?	N/A	N/A	--	0	-	0?	N/A	++
GGHR2141	0	N/A	+	++	++	N/A	--	-	--?	N/A	N/A	--	0	-	-?	N/A	--

Findings of the SA site options by SA objective

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

5.5 Six 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 a third 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 new 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 the majority of them likely to result in minor positive effects in relation to this SA objective. The majority of the residential sites are located near (within 300m) to open space, recreation and sports facilities, however, only around a tenth are located near (within 400m) to a healthcare facility. A small amount are located in areas where there is potential for residents to be affected by noise pollution or odours. Around a tenth 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 (over two thirds) or minor (around one third) positive effects given their relative proximity to the PROWs and open space, sport and recreation facilities.

5.11 Around one third 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. Around three quarters 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 a fifth 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 one tenth 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 below two thirds are expected to have significant negative effects and around a fifth 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 a fifth 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 The majority 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 a quarter 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 half 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 half of the residential sites are located within at least 1,200m from a primary school, while approximately a quarter 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 a tenth of the residential site options are expected to have a significant positive effect and around a tenth are expected to have a minor positive effect. Overall, around a third 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 two thirds 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 a fifth 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. Over two thirds 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 Under half 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 a third 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 (over two thirds), a bus stop (the majority of sites) or a cycle route (over three quarters). 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 two thirds of residential site options are expected to have significant negative effects and around a third are expected to have minor negative effects. A small number of the residential sites were assessed as likely to result in minor positive effects in relation to this SA objective.

5.27 Around half of the employment site options are not close to a railway station, just over half are not close to a bus stop and over three quarters are not close to a

cycle route. Around a fifth 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 (less than half of sites) or significant negative effect (less than half of sites) 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 a fifth 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 Around two thirds 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 around a fifth 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 a fifth of the residential sites are outside of these distances of a designated heritage assets and an uncertain negligible effect has been recorded.

5.31 Less than three quarters of the employment site options are expected to have significant negative effects, around a tenth 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 Around half 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. Around half 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 one third 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 half 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

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.

5.37 Approximately four fifths of the residential sites fall within SPZ 1 or 2, and around one tenth are not within a SPZ. Only four sites are located within SPZ 1. Approximately half of the residential sites are located close to a watercourse or waterbody. Just under one third of three sites include such a feature within the site, while the remaining sites are located within 100m of such a feature. Overall, roughly two thirds 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 a quarter 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.

5.38 For the employment site options, the majority fall within a SPZ 2 or 3 (around four fifths). Only one site falls within a SPZ 2. Just under a half contain a watercourse or waterbody, while around one third are close to this type of feature. Overall, just under half of employment sites are expected to have significant negative effects in relation to this SA objective, while around one third are expected to have minor negative effects and just under one quarter are expected to have negligible effects.

5.39 Just under half 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

5.40 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.

5.41 A very small number 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 vast majority of sites are expected to have a negligible effect on this objective.

5.42 For the employment sites, the picture is very similar, with a very small number likely to have significant negative, a very small number likely to have minor negative and around the vast majority likely to have negligible effects in relation to SA objective 13.

5.43 Just under half 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

5.44 Sites were assessed in relation to their proximity to areas of higher NO₂, PM₁₀ and PM_{2.5} 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_{2.5} pollution affects much of the district and there are also small pockets of other types of pollution present within the plan area. Overall, the vast majority of residential sites were expected to result in a minor negative effect overall in relation to SA objective 14.

5.45 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 PM2.5 pollution and a small number are affected by other types of pollution.

5.46 Less than a quarter 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

5.47 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.

5.48 Around one tenth 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 one third 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 one third 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 one third 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.

5.49 A very small number of employment site options are expected to have uncertain significant negative effects in relation to SA objective 15. Around one third of these

types of sites expected to have uncertain minor negative effects, just under a half are expected to have uncertain negligible effects and around one third 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.

5.50 Just under half 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 one third 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

5.51 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.

5.52 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

5.53 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. The vast majority of the residential sites are on greenfield land and are therefore likely to have a negative effect in relation to SA objective 17.

Approximately two thirds 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 one tenth 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.

5.54 Roughly two thirds 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 a small number 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 one third 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 just under half 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 one third 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.

Reasons for choosing the proposed site allocations in light of reasonable alternatives

5.55 Chapter 2 of this SA Report has described the process followed to identifying and assessing site allocation options. This section describes the approach taken by the Council to selecting the sites to be allocated by the Local Plan in light of the reasonable alternatives.

5.56 The spatial strategy for the adopted Local Plan was reviewed by members and updated in May 2025. This agreed 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. In addition, it was agreed 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. Further it was agreed that the broad framework within the LPSC report from 15 May 2025 meeting be used to determine the likely locations for

the allocation of growth in the district. This included agreeing a spatial hierarchy for the district as follows:

- Main Towns: Braintree, Witham, Halstead
- Key Service Villages: Sible Hedingham, Hatfield Peverel, Coggeshall, Earls Colne, and Kelvedon with Feering
- Villages: All other settlements in the district enclosed by a development boundary.
- Countryside: All areas of the district outside a development boundary.

5.57 However, this has been kept under review as the Local Plan Review has progressed, to ensure decisions are informed by work that is ongoing on the evidence base.

5.58 In addition, in August 2024, an updated version of the Council's Development Boundary Review Methodology was agreed by members of LPSC. The principles within this methodology are described below.

5.59 The criteria for defining development boundaries are:

- In most cases the development boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and streams. However, some development boundaries may follow along the rear of built development rather than physical features to help prevent inappropriate back land development, for instances where dwellings have large back gardens.
- The curtilages of dwellings are included unless functionally separate to the dwelling on where the land has capacity to significantly extend the built form of the settlement.
- Clusters of less than 10 dwellings will be excluded from having a development boundary and will be defined as a 'hamlet'.
- Isolated and sporadic development which is clearly detached from the main built up area should be excluded from the boundary. Freestanding/individual dwellings in the open landscape should also be excluded.
- Extensions which would result in ribbon development would not be included.
- Proposed Local Plan allocations are included, unless it is a proposal for 100% affordable housing such as a rural exception site.
- Individual plots, small scale development sites that would provide a natural rounding off opportunities in areas physically and visually related to the settlement are included.

- Peripheral undeveloped areas that are in defined flood risk areas should not be included within development boundaries.
- The majority of defined development boundaries include at least one community facility i.e. church/community hall/shop/public house etc. These facilities often contribute to the economic and or social life of the settlement.
- Listed buildings with important landscape settings on the edge of the built up area should be excluded.
- Farmsteads and other agricultural buildings, including those on the edge of the built up area should be excluded.
- Developments of an open character, including sports fields, tourism parks, covered reservoirs, horse related developments etc. that are outside the built up area are excluded.
- Existing employment sites if physically related to the settlement should be included.
- Existing retail sites if physically related to the settlement should be included.

5.60 Proposals for small self-build plots should not be included in the development boundary unless they are part of a larger scale development proposal. However, if a proposal for a self-build or custom housebuilding or other community led approaches could be considered for allocation and inclusion in a development boundary if appropriate.

5.61 Having had regard to the spatial strategy and settlement hierarchy, a consistent assessment of individual sites has been carried out to select those to be allocated, taking into account the following:

- Location (taking into account settlement hierarchy and compatibility with the spatial strategy).
- Site access (both vehicle and non-car modes of transport).
- Relationship with existing settlement/surrounding development (taking into account the development boundary review methodology).
- Individual site constraints (e.g. heritage, flood risk, landscape).
- Delivery and capacity.

Chapter 6

SA findings for the Local Plan Review policies

6.1 This chapter sets out the SA findings for the policies of the Local Plan Review 2043 (Regulation 19).

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 Review document.

6.3 The appraisal of several of the site allocation policies included in the Plan makes use of a two stage approach. The sites allocated by these policies were initially appraised as options in **Chapter 5** (alongside all other site options considered for allocation). At that stage, the site options were appraised consistently in line with the criteria in **Appendix D**, based only on the site boundary (a 'policy-off' appraisal). The effects identified in Chapter 5 were taken as the starting point for the site allocation policy appraisal, but at this stage, requirements for mitigation and enhancement included in the site allocation policy are also taken into consideration. This results in changes to some of the effects previously identified for the site (i.e. the 'policy on' appraisal).

6.4 For these site allocation policies, the first column in the appraisal matrix presents the policy-off likely sustainability effects for the allocation against each of the SA objectives. Where the site-specific allocation policy in the Local Plan Review includes mitigation that would result in changes to effects identified in relation to any of the SA objectives, this has been reflected in the final column of the appraisal matrix for the site. The effects of other policies in the Local Plan Review are not included in the appraisals of individual site allocations; instead, the effects of the plan as a whole are considered in **Chapter 7**.

6.5 The text below each of the matrices describes the likely sustainability effects of developing the site in question, focussing on details of where the related site allocation policy could potentially mitigate negative effects and strengthen positive effects. The text 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.

6.6 Regarding site allocation policies for mixed use sites, if a site has been assessed for multiple uses (residential, employment and/or other use), the residential version of

its assessment has been used for the policy-off assessment. The policy on appraisal considers the mix of uses that will be delivered at the site as set out in the relevant site allocation policy.

Vision and objectives

6.7 The Local Plan Review sets out a vision for Braintree District over the plan period to 2043. 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

6.8 This section presents the appraisal findings for the vision and objectives of the Local Plan Review. 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	++?

SA objectives	Vision and objectives
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	+/-?
SA 17: Soil	+/-?

6.9 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.

6.10 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).

6.11 The vision sets out an ambition for sustainable development over the plan period to 2043. 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. Significant positive effects are therefore identified for SA objectives **1: Safe and cohesive communities** and **4: Services and facilities**.

6.12 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 significant positive effect is therefore identified for SA objective **2: Access to housing**.

6.13 The vision sets out that all residents will have access to the highest quality community facilities, including and education provision and multifunctional 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, improve the health of the population and reduce health inequalities. The objective seeks to ensure that developments provide land, built healthcare facilities and financial contributions toward expanding capacity at existing healthcare facilities as appropriate. The 'Education and Skills' objective 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. Significant positive effects are therefore identified for SA objectives **3: Health and wellbeing** and **6: Access to education**.

6.14 The vision seeks to establish the district as the most successful in Essex by 2043, 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 significant positive effect is therefore expected in relation to SA objective **5: Economic growth**.

6.15 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**.

6.16 The vision seeks to deliver high quality multifunctional 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 and, where required, a measurable net gain, of biodiversity to result, having regard to the Essex Local Nature 'Recovery Strategy'. Therefore, these objectives directly address SA objectives **7: Biodiversity and geodiversity**, **9: Cultural heritage** and **15: Landscapes and townscapes** and positive effects are identified.

6.17 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 requires them to deliver net-zero carbon emissions and energy and water efficiency, 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**.

6.18 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**.

6.19 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

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

6.21 Each of these site allocations is appraised later in this chapter.

Table 6.2: Summary of SA findings for spatial strategy policies

SA Objectives	LPR 1 Spatial Strategy for Braintree District	LPR 2 Development Boundaries
SA1: Safe and cohesive communities	++/-?	+
SA2: Access to housing	++	0
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	++/-	0
SA11: Climate change adaptation	+	0
SA12: Water resources and quality	--/+	0
SA13: Flood risk	+/-?	0
SA14: Air quality	++/-	0

SA Objectives	LPR 1 Spatial Strategy for Braintree District	LPR 2 Development Boundaries
SA15: Landscapes and townscapes	+/-?	++/-?
SA16: Waste and resource efficiency	+/-	0
SA 17: Soil	--/+	++/-?

LPR 1 Spatial Strategy

6.22 Policy LPR 1 sets out the spatial strategy and settlement hierarchy for Braintree, making provision for growth and supporting infrastructure to 2043 and concentrating the majority of development within the district's main settlements of Braintree, Halstead and Witham, as well as along the A120/A12/Great Eastern Mainline corridor. The policy also directs growth to the most sustainable and accessible locations, maximising opportunities for the re-use of previously developed land within urban areas.

6.23 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 delivery of housing development across a range of site sizes is likely support the delivery of a mix of housing types and tenures through larger scale development. The spatial strategy includes large scale sites (the SGLs) that would likely have longer lead in times. The inclusion in the strategy of smaller and medium sites focussed on the main towns and key service villages are likely to be achieved in the shorter term. The policy also allows for a limited amount of growth in smaller settlements in accordance with the settlement hierarchy, 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**.

6.24 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. Concentrating growth in these locations is likely to support new and expanded services and facilities. The scale of the larger SGLs is likely to support substantial new service provision.

6.25 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 main 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.

6.26 The spatial strategy outlines that development will be accommodated within and adjoining settlements in accordance with the settlement hierarchy, according to their scale, sustainability and existing or future role, with new development also to reflect the role of the settlement, its sustainability, physical capacity and local needs. 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. The settlements of Braintree, 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 Great Eastern Mainline corridor significant positive effects are expected in relation to SA objectives **4: Services and facilities**. However, there is potential for increased numbers of journeys to be made in the plan area and for some services to become overburdened as new development occurs and therefore these positive effects are expected in combination with minor negative effects. The negative effects also reflect the direction of a small level of development to the lower order settlements and in the north of the district.

6.27 In relation to SA objective **8: Transport and travel**, a Transport Assessment was commissioned by BDC, which considers that Braintree District's transport network is already under significant pressure, and planned Local Plan growth would increase congestion and delays without mitigation. However, with appropriate highway improvements and sustainable travel measures, the additional trips from planned development can largely be accommodated without making future network conditions worse. Notable areas where congestion and delays would continue

include along the A120 corridor, and this would be the case even without Local Plan growth. Further investigation and optioneering are needed to identify the most effective measures for addressing these key congestion pinch-points. Continued investment from organisations such as National Highways and Network Rail, alongside contributions from new developments, will be needed to support growth through to and beyond 2043. As such, mixed minor and negative effects are expected, with a level of uncertainty in light of the need for additional modelling.

6.28 High levels of accessibility are expected to correspond to good access to health, education and employment facilities and therefore similar, mixed significant positive and minor negative effects are also expected for SA objective **3: Health and wellbeing**, **5: Economic growth** and **6: Access to education**.

6.29 There are several biodiversity assets present within or close to the main areas of focus for growth and development, including in and around the district's main settlements and strategic transport corridors. There is 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. The focus on directing growth to sustainable and accessible locations and maximising opportunities for the re-use of previously developed land may reduce some pressure on habitats. The scale of development is also likely to support the incorporation of substantial green infrastructure to benefit biodiversity, including connectivity of habitats, aligned to the Essex Local Nature Recovery Strategy. This could 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**. The effects are partly uncertain as they depend on the exact design and location of development.

6.30 Listed heritage assets and conservation areas are concentrated in and around the urban areas of the district, including the district's main towns and key service villages. Parts of Braintree town, Witham, Halstead, Coggleshall, Earls Colne, Kelvedon and Sible Hedingham are all covered by Conservation Areas which contain numerous Listed Buildings. Focusing development on these locations has potential for associated adverse impacts on the settings of these assets, or the assets themselves. Growth within and adjoining settlements and along the A12/Great Eastern Mainline corridor may also require greenfield land take, which could affect the setting of heritage assets or the separate identities of settlements unless carefully designed. The policy's requirements to maintain the distinctive character and role of settlements, avoid coalescence, conserve their setting and maximise opportunities for the re-use of previously developed land are likely to provide some mitigation.

There may be scope 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 scheme for development in the plan area, for instance through a heritage-led design approach. However, effects remains uncertain as effects depend on the exact location and design of development. Mixed minor positive and significant negative effects with uncertainty is therefore identified for SA objective **9: Cultural heritage**.

6.31 The extent to which development adopts energy-efficient design, 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 development management policies (which are assessed separately in this report). The spatial strategy seeks to accommodate new development according to the role of the settlement including in relation to 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 significant positive and minor negative effects are expected in relation to SA objectives **10: Climate change mitigation** in relation to transport emissions.

6.32 Development within and adjoining settlements, particularly where larger-scale growth is brought forward, 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 detailed design and planning of individual allocations. Where urban extensions are brought forward, 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 minor positive effects in terms of **11: Climate adaptation** although effects will also depend on the design of new development delivered through the spatial strategy and are therefore partly uncertain.

6.33 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. Larger development sites, where brought forward, could provide additional services and facilities, which could contribute to the upgrading of the water recycling centres (WRC). Mixed significant negative and minor positive effected are identified for SA objective **12: Water resources and quality**.

6.34 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, development on greenfield land, particularly at larger sites, 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, mixed minor positive and minor negative effects are identified for SA objective **13: Flood risk**. Effects will, however, depend on the exact location and design of development and are therefore partly uncertain.

6.35 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 volumes traffic expected to result. 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, directing growth to the most sustainable and accessible locations, and concentrating it at the main settlements and key transport corridors, could support the provision of new or enhanced active travel and public transport that would benefit a large number of new residents, which is likely to further support the uptake of less polluting transport choices. Provision of more substantial areas of open space and natural features such as trees and hedgerows on the larger SGLs identified for development could help to filter out air pollution. Overall mixed significant positive and minor negative effects are identified for SA objective **14: Air quality**.

6.36 The spatial strategy aims to accommodate development within and adjoining settlements and directs growth to the most sustainable and accessible locations, maximising opportunities for the re-use of previously developed land within urban areas. 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. Overall mixed

minor positive and minor negative effects are expected in relation to SA objective **15: Landscapes and townscapes**. The effects are partly uncertain, dependent on the exact location and design of new development.

6.37 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, mixed minor positive and minor negative effects are expected in relation to SA objective **16: Waste and resource efficiency**.

6.38 Mixed minor positive and significant negative effects are expected for SA objective **17: Soil**. Notwithstanding the approach of the policy to maximise opportunities for the re-use of previously developed land within urban areas, a considerable proportion of development at the urban edge will result in greenfield land take. This includes the development of some best and most versatile agricultural land, with areas of Grade 2 agricultural land prominent across the district.

LPR 2 Development Boundaries

6.39 Policy LPR 2 permits development within development boundaries where it satisfies amenity, design, environmental and highway criteria. It also seeks to ensure that development takes place without material adverse detriment to the existing character and historic interest of the settlement, or where the benefits of development would substantially outweigh any adverse effects. 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.

6.40 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 minor negative effects on SA objective **9: Cultural heritage**. The additional provision allowing development where benefits substantially outweigh adverse effects could increase the potential for harm to the historic

environment. The effect is uncertain as effects depend on the exact location and design of development.

6.41 An uncertain mixed significant positive and minor negative 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 confined to uses/development types as defined within National Planning Policy. 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. However, the policy provision allowing for development where benefits substantially outweigh adverse effects introduces the potential for some adverse landscape and townscape effects. Mixed minor positive and minor negative effects are therefore also identified for SA objectives **7: Biodiversity and geodiversity**.

6.42 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 uncertain mixed significant positive and minor negative effects are also anticipated for SA objective **17: Soils**. The potential negative effect reflects the policy provision allowing for development where its benefits would substantially outweigh adverse effects, which could result in some loss of greenfield or agricultural land depending on the location of individual proposals.

Employment

6.43 This section presents the appraisal findings for policies included under 'Employment' heading of the Local Plan Review. The effects are presented in **Table 6.3** and summarised for each policy below the table.

6.44 Given that Policy LPR 6 allocates land for development, it is appraised separately, later in the report.

Table 6.3: Summary of SA findings for employment policies

SA Objectives	LPR 3 Strategic Employment	LPR 4 Location of Employment Land	LPR 5 Employment Policy Areas	LPR 7 Business Parks	LPR 8 Rural Enterprise	LPR 9 Tourist Development within the Countryside
SA1: Safe and cohesive communities	0	0	0	0	+	0
SA2: Access to housing	0	0	0	0	0	0
SA3: Health and wellbeing	0	0	0	0	0	0
SA4: Services and facilities	0	0	+	+	0	0
SA5: Economic growth	++	++	++	+	+	++
SA6: Access to education	0	0	0	0	0	0
SA7: Biodiversity and geodiversity	0	-?	0	0	0	0
SA8: Transport and travel	0	+/-	+	+	+/-	+/-
SA9: Cultural heritage	0	-?	0	-?	0	0
SA10: Climate change mitigation	0	0	0	0	0	0
SA11: Climate change adaptation	0	0	0	0	0	0
SA12: Water resources and quality	0	-?	0	0	0	0
SA13: Flood risk	0	0?	0	0	0	0

SA Objectives	LPR 3 Strategic Employment	LPR 4 Location of Employment Land	LPR 5 Employment Policy Areas	LPR 7 Business Parks	LPR 8 Rural Enterprise	LPR 9 Tourist Development within the Countryside
SA14: Air quality	0	-?	0	0	0	0
SA15: Landscapes and townscapes	0	--?	0	+	+	+
SA16: Waste and resource efficiency	0	0	0	0	0	+
SA 17: Soil	0	--/+	0	0	+	-?

LPR 3 Strategic Employment

6.45 A significant positive effect is expected for this policy 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.

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

LPR 4 Location of Employment Land

6.47 This policy identifies that all employment 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. Four existing (totalling 9.7ha) and six new (totalling 28.33ha) employment site allocations are identified to meet the needs set out within Strategic Employment Policy. This includes 15.8ha at an existing allocation at Kings Dene. The policy also identifies two new allocations to be delivered after the plan period, including a further 17.2ha of land at Kings Dene and 1ha of employment land at Land East of Braintree (totalling 18.2ha). The environmental effects associated with these strategic employment locations have been identified through appraisal of their respective policies (Policies LPR 19 – LPR 28). Overall, a significant positive effect is expected in relation to SA objective **5: Economic growth** as Policy LPR 4 ensures employment sites are identified to meet the future needs as set out in LPR 3.

6.48 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, the 'Extension off Barlow Tyrie, Springwood Drive industrial area in Braintree' allocation 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**.

6.49 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 '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**.

6.50 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 'Slamseys Farm' and 'Shardloes Workshop, Cressing'. Therefore, uncertain minor negative effects are identified for SA objective **9: Cultural heritage**.

6.51 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**. Although very small areas of fluvial and surface-water flood risk are present at some of the sites, these do not meet the SA criteria, which require at least 25% of a site to be affected before a minor or significant negative effect is recorded. 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**.

6.52 Although very small areas of fluvial and surface-water flood risk are present at some of the sites, these do not meet the SA criteria, which require at least 25% of a site to be affected before a minor or significant negative effect is recorded. negligible uncertain effect is identified for SA objective **13: Flood risk**.

6.53 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.

6.54 A number of sites will result in loss of best and most versatile agricultural land. On the other hand, retention of existing employment sites, and allocation of new sites

on brownfield land – such as site '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

6.55 The sites identified through this policy 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.

6.56 The policy sets out the uses which will be considered appropriate and permitted within employment areas. A significant positive effect is identified for this policy 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 (Sui Generis use) and a limited number of services to support the workers or businesses on the site may also be suitable in some locations.

6.57 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**.

6.58 Although very small areas of fluvial and surface-water flood risk may be present at sites identified in the policy, these do not meet the SA criteria, which require at least 25% of a site to be affected before a minor or significant negative effect is recorded. A negligible effect against SA objective 13 is therefore recorded.

LPR 7 Business Parks

6.59 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. Similarly to LPR 5, its purpose is to safeguard existing employment sites, in this case business parks. This policy 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.

6.60 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 8 Rural Enterprise

6.61 This policy supports small-scale commercial development outside development boundaries, including development which supports the sustainable growth of existing businesses, the development and diversification of agricultural and other land-based businesses. Facilities to support rural leisure and tourism are also supported by the policy. A minor positive effect is identified for SA objective **5: Economic growth** as this will support employment in rural areas and the growth and diversification of rural businesses, including rural leisure and tourism, and support the rural economy. A minor positive effect is also expected for SA objective **1: Community safety and cohesion** and **8: Sustainable transport** given that the policy will promote rural inclusion, support access to nearby employment opportunities for rural communities and reduce the need for these communities to commute further for work. However, the positive effect identified for SA objective 8 is mixed with a minor negative effect as it encourages development in areas of the district with poor public transport connectivity, potentially increasing reliance on private vehicles.

6.62 The policy requires that access and traffic generated by development can be accommodated without adverse impact on the local road network, protected lanes and quiet lanes, and that there are no unacceptable impacts on residential amenity,

the character the site or surrounding countryside and its landscape value. It also requires sites to be physically well-related to existing development or to take opportunities to use previously developed land. Therefore, a minor positive is identified for SA objective **15: Landscapes and townscapes**. A minor positive effect is also expected for SA objective **17: Soil**, given the potential for the policy to support the re-use of existing buildings and use previously developed land.

LPR 9 Tourist Development within the Countryside

6.63 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.

6.64 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**. The 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 policy – Special Employment Area

LPR 6 Kelvedon Park

6.65 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.

6.66 As described earlier in this report, the employment site allocation policy has been subject to a two stage, policy-off and policy-on approach to appraisal.

6.67 The site was appraised policy-off (in Chapter 5) 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	-	-
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	?	+
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

6.68 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 sufficient car parking, boundary screening to the rear of the site, retention of the parkland setting to the front of the site, and a full landscaping scheme. 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. The requirement for a full landscaping scheme as part of any planning application is also likely to help ensure that development responds sensitively to the site's parkland setting and surrounding

townscape character, resulting in a minor positive effect regarding **SA objective 15: Landscapes and townscapes**. Although very small areas of fluvial and surface-water flood risk may be present at locations identified in the policy, these do not meet the SA criteria, which require at least 25% of a site to be affected before a minor or significant negative effect is recorded. A negligible effect against SA objective 13 is therefore considered appropriate.

Shops and services

6.69 This section presents the appraisal findings for policies included under ‘Shops and services’ heading of the Local Plan Review. The effects are presented in Error! Reference source not found. and summarised for each policy below the table.

Table 6.5: Summary of SA findings for shops and services policies

SA Objectives	LPR 10 Retailing and Regeneration	LPR 11 Primary Shopping Areas	LPR 12 District Centre - Great Notley	LPR 13 Braintree Village Designer Outlet Centre	LPR 14 Leisure and Entertainment	LPR 15 Retail Warehouse Development	LPR 16 Retail Site Allocations
SA1: Safe and cohesive communities	+	0	0	0	0	0	0
SA2: Access to housing	0	0	0	0	0	0	0
SA3: Health and wellbeing	+	0	0	0	0?	0	0
SA4: Services and facilities	++	++	++	+/-	+	+	++
SA5: Economic growth	++	+	+	+	+	+	++
SA6: Access to education	0	0	0	0	0	0	0
SA7: Biodiversity and geodiversity	+	0	0	0	0	0	0
SA8: Transport and travel	+	+	+	+/-	+	0	+

SA Objectives	LPR 10 Retailing and Regeneration	LPR 11 Primary Shopping Areas	LPR 12 District Centre - Great Notley	LPR 13 Braintree Village Designer Outlet Centre	LPR 14 Leisure and Entertainment	LPR 15 Retail Warehouse Development	LPR 16 Retail Site Allocations
SA9: Cultural heritage	?	0	0	0	0	0	-?
SA10: Climate change mitigation	0	0	0	0	0	0	0
SA11: Climate change adaptation	+	0	0	0	0	0	0
SA12: Water resources and quality	0	0	0	0	0	0	0
SA13: Flood risk	0	0	0	0	0	0	0
SA14: Air quality	+	0	0	0	0	0	0
SA15: Landscapes and townscapes	+	0	0	0	0	0	+/-?
SA16: Waste and resource efficiency	0	0	0	0	0	0	0
SA 17: Soil	+	0	0	0	0	0	++/--

LPR 10 Retailing and Regeneration

6.70 A significant positive effect is expected for the policy 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 the 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.

6.71 The retail hierarchy promotes the concentration of development within town centres, where accessibility by sustainable modes of transport is greatest. The policy also requires that major proposals incorporate movement and place assessments, alongside measures such as bus priority schemes and public realm strategies focussing on walking and cycling. Collectively, these initiatives aim to ensure that centres are easily accessible without reliance on private vehicles. In addition to encouraging a shift towards more sustainable travel modes, the anticipated reduction in car use is expected to lower harmful emissions, thereby contributing to improvements in local air quality and reducing greenhouse gas emissions. Requirements for urban greening measures to enhance the quality, attractiveness and environmental performance of town, district and local centres will further support this. Furthermore, increased uptake of active travel options is likely to support improved public health outcomes. As such, minor positive effects are identified for SA objective **3: Health and wellbeing**, **SA7: Biodiversity and geodiversity**, **8: Transport and travel**, **SA11: Climate change adaptation** and **SA14: Air quality**.

6.72 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 11 Primary Shopping Areas

6.73 A significant positive effect is expected for the policy in relation to SA objective **4: Services and facilities** given that it 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 12 District Centre - Great Notley

6.74 The policy sets out uses that are permitted within the District Centre at Great Notley. 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 to the benefit of residents in the area. A minor positive effect is identified for SA objective **5: Economic growth** given that facilities supported within the centre are likely to support the growth of the economy in the area. 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 13 Braintree Village Designer Outlet Centre

6.75 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 minor positive and minor negative effect is identified for SA objective **8: Transport and travel**.

LPR 14 Leisure and Entertainment

6.76 This policy is supportive of retaining areas identified for Leisure and Entertainment uses (indoor sport, recreation or fitness, local community shops, entertainment venues etc.) The 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**.

6.77 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 15 Retail Warehouse Development

6.78 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 16 Retail Site Allocations

6.79 The policy is supportive of intensifying retail use and other town centre uses on existing retail sites within the existing town centre of Braintree. It is also supportive of new retail provision at SGLs and at the site allocation at land off Millenium Way, Braintree.

6.80 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 one of its main town centres. It also supports retail provision in SGLs, 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 SGLs reduces residents' need to travel to meet their daily needs.

6.81 The sites identified for retail development in Braintree Town Centre in this policy lie within or close to Braintree Town Centre and Bradford Street Conservation Area and within proximity of Listed Buildings. There is potential for new development to adversely affect the settings of heritage assets in the plan area, however effects of this policy with regards to SA objective **9: Cultural heritage** are partly uncertain dependent upon the design of any scheme that might come forward. Overall, an uncertain minor negative effect is recorded.

6.82 Uncertain mixed minor positive and minor negative effects are identified for SA objective **15: Landscape and townscape** as retail developments may deliver positive town centre regeneration and enhance the local townscape. However, there is potential for adverse impacts on the existing character of the locations set out in the policy as a result of new retail development. This could include at the urban edge where out of centre development is set out in the policy.

6.83 An overall mixed significant positive and significant negative effect is identified for SA objective **17: Soil** as the policy both encourages re-use and intensification of underutilised town centre sites. However, it also supports new development on greenfield sites including locations with best and most versatile agricultural land.

Housing allocation policies

6.84 This section presents the appraisal of the policies that allocate sites for housing development in the district. The SA presents the appraisal of all sites included in the plan. This takes in all sites allocated by site specific policies in the Local Plan Review, 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 Review presently subject to SA.

6.85 As described earlier in this report, all housing allocation site policies have been subject to a two stage, policy-off and policy-on approach to appraisal.

LPR 17 Housing Provision and Delivery

6.86 This section presents the appraisal findings for Policy LPR 17. This policy sets out the approach for housing provision and delivery across the plan area.

Table 6.6: Summary of SA findings for Policy LPR 17

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

6.87 Policy LPR 17 sets out that the Council will plan, monitor and facilitate the delivery of a minimum of 19,261 new homes between 2026 and 2043. 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. A total supply of 20,274 homes will be delivered in the district up to 2043 and an additional 4,110 new homes will be delivered post-2043, primarily on SGLs. 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.

6.88 The effects of other aspects of Policy LPR 17 that have been considered in more detail elsewhere in this SA Report are not repeated in the appraisal of the policy. In particular:

- The appraisal of the distribution of growth in the plan area (i.e. the spatial strategy) has been considered through the appraisal of Policy LPR1 earlier in this chapter.
- The spatially specific effects of each SGL allocation have been appraised separately under the headings for their respective, more detailed policies (Policies LPR 19 to LPR 28) later in this chapter.

SA findings for the allocated, non-strategic housing sites

6.89 The Local Plan Review (Appendix 2) allocates several non-strategic sites for residential development.

6.90 Three of these sites (refs: BCBG2500, COGG2085, and WITN2312) relate to the residential areas of three Comprehensive Redevelopment Sites (Policies LPR 29, 31 and 32 respectively). As such, they have been appraised policy-off and policy-on in the relevant sections of this report.

6.91 The effects of developing the remaining non-strategic housing sites allocated by Policy LPR 18 are the same as the effects of the corresponding site options given that these allocations do not have site-specific allocation policies that could modify the policy-off effects identified. The policy-off effects for the corresponding site options as presented in **Table 5.1** of **Chapter 5** are reproduced in **Table 6.7** below for ease of reference. Table 6.7 is followed by a narrative summary of the policy-off findings for those allocated, non-strategic housing sites.

Table 6.7: Summary of SA findings for the allocated, non-strategic housing site allocations

Allocated site	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17
BCBG2010	0	++	+	+	-	+	0	+	0?	N/A	N/A	-	0	-	0?	N/A	++
BCBG2500 (see Policy LPR 29)																	
BLAN2027	0	++	+	-	-	0	-	+	--?	N/A	N/A	--	0	-	0?	N/A	-
BOCN2028	0	+	-	--	-	--	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
BOCN2031 (part)	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	--
BOCN2042	0	+	+	--	-	-	-	-	-?	N/A	N/A	-	0	-	-?	N/A	-
BURE2070	0	+	+	--	-	--	-	+	--?	N/A	N/A	-	0	0	0?	N/A	--
COGG2084	0	++	+	--	-	+	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
COGG2085 (see Policy LPR 31)																	
CRES2102	0	+	+	--	-	0	-	+	--?	N/A	N/A	-	0	-	--?	N/A	--
CRES2112	0	++	0	--	-	+	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
GGHR2143	0	+	+	-	-	0	--	-	0?	N/A	N/A	-	0	-	-?	N/A	-
GGHR2146	0	+	+	+	+	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
GGHR2601	0	+	+	-	-	--	--	-	0?	N/A	N/A	--	0	-	-?	N/A	--
GNBN2154	0	+	+	-	-	+	-	+	-?	N/A	N/A	-	0	-	0?	N/A	-

Allocated site	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17
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	--
HATF2185	0	++	+	--	-	0	0	-	--?	N/A	N/A	-	0	-	-?	N/A	-
HATF2192	0	+	+	--	-	-	-	-	0?	N/A	N/A	-	0	-	-?	N/A	--
HATR2203	0	+	+	+	+	0	-	-	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2214	0	+	+	-	-	-	-	+	--?	N/A	N/A	-	0	-	-?	N/A	--
KELV2215	0	++	+	--	-	--	-	-	--?	N/A	N/A	0	0	-	0?	N/A	--
KELV2219	0	+	+	-	-	0	-	+	--?	N/A	N/A	-	0	-	0?	N/A	++
KELV2221	0	+	+	--	-	--	-	-	0?	N/A	N/A	-	-	-	-?	N/A	-
PANF2508	0	++	+	--	-	+	-	--	0?	N/A	N/A	-	0	-	0?	N/A	--
PANF2604	0	++	+	--	-	--	-	-	-?	N/A	N/A	-	0	-	-?	N/A	--
RIVE2249	0	+	+	--	-	0	-	--	--?	N/A	N/A	-	0	-	--?	N/A	-
SIBH2517	0	+	+	--	-	0	-	--	--?	N/A	N/A	-	0	-	--?	N/A	-
SILV2272	0	++	+	--	-	-	-	-	0?	N/A	N/A	--	0	-	-?	N/A	--
STEB2285	0	+	+	--	-	0	-	-	--?	N/A	N/A	-	0	-	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	--
WITC2316	0	++	+	-	-		-	-	0?	N/A	N/A	0	0	-	-?	N/A	++
WITN2252	+	+	+	--	-	++	-	-	0?	N/A	N/A	0	0	-	-?	N/A	--
WITN2321 (see Policy LPR 32)																	

Allocated site	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA 10	SA 11	SA 12	SA 13	SA 14	SA 15	SA 16	SA 17
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	++

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

6.92 Two of the 36 non-strategic allocated sites are likely to result in minor positive effects in respect of this SA objective due to at least 25% of the site being located within one of the 20% most deprived areas nationally. The remaining sites are expected to have negligible effects, given that they lie outside these areas.

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

6.93 All of the allocated sites will have at least a minor positive effect on housing delivery due to the residential development proposed. Around a quarter of the allocated sites, are expected to have a significant positive effect. These are the larger sites with capacity to deliver at least 100 homes. The remaining sites are expected to have a minor positive effect, given their capacity to deliver fewer than 100 homes.

6.94 Together, the allocated sites have an identified capacity of over 2,000 homes. While the overall amount of housing delivered through the Local Plan is not determined solely by whether development is concentrated on fewer large sites or distributed across a greater number of smaller sites, larger sites may have greater potential to deliver affordable housing and a wider mix of dwelling sizes and tenures. The range of site capacities within the allocations will also contribute to diversity of housing supply.

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

6.95 There are numerous areas of open space distributed across the district, including within the main towns and key service villages, and there is generally good access to public rights of way. The allocated sites were assessed against six criteria, the majority are expected to result in minor positive effects in relation to this SA objective. Minor negative effects are expected for the remaining four sites.

6.96 Access to open space and public rights of way is generally good, with most allocated sites located close to these facilities. Access to healthcare is more limited, with most sites located over 800m from a GP surgery and around a third more than 1.2km away. Around a quarter of the sites are located in areas where there is potential for residents to be affected by road or railway noise. A very small proportion are close to a potential source of odour, while less than a tenth include a small proportion of existing open space, sport or recreation land.

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

6.97 The allocated sites were assessed in relation to their proximity to town, district and local centres, in order to consider access to the services and facilities focused within these locations.

6.98 Just over two-thirds of the allocated sites are located more than 1.2km from a town centre, more than 800m from a district centre and more than 400m from a local centre. Significant negative effects are therefore expected for these sites. This reflects the number of allocations located away from town centre areas or on the edges of settlements.

6.99 Less than a fifth of the sites are expected to have minor negative effects, as they are between 801m and 1.2km from a town centre, between 401m and 800m from a district centre or within 400m of a local centre.

6.100 Less than a fifth of the sites are expected to have positive effects. Around a tenth has a minor positive effect, as the sites are within 401–800m of a town centre or 201–400m of a district centre.

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

6.101 The vast majority of the allocated sites is expected to result in minor negative effects in relation to this SA objective. Minor positive effects are expected for only a small proportion of sites.

6.102 The negative effects recorded largely reflect the distance of many allocations from town and district centres and their location in areas with relatively low job density. Around two-thirds of the sites are relatively distant from a town, district or local centre, while more than half are located in areas that fall within the lower two-fifths of the district in terms of job density. Around a quarter of the sites are also located wholly or partly within areas experiencing relatively high levels of employment deprivation. A very small proportion of the allocations could involve a substantial loss of land currently in employment use.

6.103 The sites with minor positive effects are better related to existing centres and areas of higher or average job density. Allocations located closer to the main towns and the southern transport corridor generally perform more favourably against this objective than sites in the more rural parts of the district.

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

6.104 Sites near primary and secondary schools can provide sustainable access to education. A small proportion of sites are expected to have significant positive effects because they are within 400m of a primary school and within 1,000m of a secondary school. Around a fifth have minor positive effects, generally where good access to one type of school is offset by poorer access to the other. Around a fifth have minor negative effects, and around a quarter have significant negative effects because they have poor access to both primary and secondary schools, particularly where they are more than 1,200m from a primary school or more than 2,000m from a secondary school.

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

6.105 Around four-fifths of the allocated sites are within 250m of a locally designated wildlife site, priority habitat or area of ancient woodland. These sites are expected to have minor negative effects. Two of the sites (sites GGHR2143 and GGHR2601) intersect with a locally designated site, priority habitat or ancient woodland and are therefore expected to have a significant negative effect.

6.106 The potential for effects will depend on the nature of the ecological features present, the design and layout of development and the effectiveness of avoidance, mitigation and biodiversity enhancement measures.

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

6.107 Access to bus services is generally very good across the sites. The vast majority of the allocated sites are within 300m of a bus stop, while less than a tenth is between 301m and 600m away. Only a small proportion performs poorly in relation to bus access.

6.108 Access to railway stations and cycle routes is less favourable. Around four-fifths of the allocated sites are more than 1km from a railway station, including more than half that is more than 2km away. Around four-fifths are also more than 400m from a cycle route, with the large majority of these sites more than 800m away.

6.109 Overall, around two-thirds of the allocated sites are expected to have minor negative effects, while two sites (sites PANF2508 and RIVE2249) are expected to

have significant negative effects. Around a quarter of the sites have minor positive effects.

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

6.110 Around half of the allocated sites are expected to have uncertain significant negative effects in relation to this SA objective. Almost all of these sites are within an existing settlement and within 100m of a designated heritage asset. In addition, around a fifth of the sites are expected to have uncertain minor negative effects as these sites are within 101 to 250m of a designated heritage asset within a settlement.

6.111 The effects identified for this objective are uncertain because the significance of the effect will depend on the nature and setting of the heritage asset, the scale and layout of development, views and intervisibility, and the design and mitigation measures incorporated into individual schemes.

SA objective 10: Reduce contributions to climate change

6.112 The mitigation of climate change effects will not be substantially influenced by the location of the allocated residential sites. Effects will instead depend on the detailed design of development and the application of Local Plan Review policies relating to matters such as energy efficiency, renewable and low-carbon energy, sustainable construction and transport.

6.113 SA objective 10 has therefore been scoped out of the assessment for all of the allocated sites and an N/A score has been recorded.

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

6.114 Support for adaptation to the effects of climate change will not be substantially influenced by the location of residential development, other than in relation to flood risk, which is assessed separately under SA objective 13. Effects will depend largely on detailed proposals for each site and the application of policies relating to green infrastructure, sustainable drainage, water efficiency, overheating and climate resilience.

6.115 SA objective 11 has therefore been scoped out of the assessment for all of the allocated sites and an N/A score has been recorded.

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

6.116 Around two-thirds of the allocated sites has at least 25% of its area within Source Protection Zone 2 or 3. In addition, less than a fifth of the sites contains a watercourse or waterbody, while around a third is within 100m of one. Therefore, the majority of the sites are expected to have negative effects.

6.117 Overall, around three-quarters of the allocated sites are expected to have minor negative effects. Six of the sites (BLAN2027, BOCN2031 (part), BOCN2033, GGHR2601, KELV2218 and SILV2272) are expected to have significant negative effects, reflecting the combination of location within a Source Protection Zone and the presence of a watercourse or waterbody within the site.

SA objective 13: Reduce and manage the risk of flooding

6.118 The vast majority of the allocated sites are not within the higher-risk areas assessed and is therefore expected to have negligible effects. Site BOCN2032 has at least 25% of its area within Flood Zone 3 and is expected to have a significant negative effect. One site (site KELV2221) has at least 25% of its area within Flood Zone 2 and is expected to have a minor negative effect.

SA objective 14: Improve air quality

6.119 None of the sites are located within, or directly connected by road to, an Air Quality Management Area. However, PM2.5 concentrations above the relevant assessment threshold affect much of the district, and the vast majority of the allocated sites receives a minor negative score against this criterion. Around a tenth of the sites is also affected by nitrogen dioxide concentrations above the relevant threshold, while a very small proportion is affected by PM10 concentrations above the relevant threshold.

6.120 Overall, the vast majority of the allocated sites is expected to have minor negative effects in relation to this objective, which primarily reflect existing PM2.5 concentrations.

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

6.121 Around two-fifths of the sites are expected to have uncertain minor negative effects. These sites are located on land identified as having medium-low or medium

sensitivity to development, or land assessed as having medium or medium-high capacity for development.

6.122 Two of the sites (sites BOCN2031 (part), CRES2102 and RIVE2249) are expected to have uncertain significant negative effects because at least 25% of the site is on land identified as having medium-high or high sensitivity to development. Careful consideration of development extent, layout, settlement form, landscape buffers, planting and views will be particularly important at these locations.

SA objective 16: Minimise waste and increase resource efficiency

6.123 The location of the allocated sites is not likely to influence the use of sustainable design and construction techniques. This includes the consumption of materials and resources, the volume and type of waste generated, the management of construction and demolition waste, and the recovery, reuse or recycling of waste materials. The potential for the reuse of brownfield land is considered separately under SA objective 17.

6.124 These matters will be addressed through strategic Local Plan Review policies and the detailed design and construction proposals submitted at the planning application stage. SA objective 16 has therefore been scoped out for all of the allocated sites and an N/A score has been recorded.

SA objective 17: Safeguard and enhance the quality of soil

6.125 Around four-fifths of the allocated sites comprises a majority of greenfield land. Around three-fifths of all allocated sites are expected to have significant negative effects as they are majority-greenfield sites where at least 25% of the land is identified as Grade 3 agricultural land or higher.

6.126 Around a quarter of the allocated sites is expected to have minor negative effects. These are majority-greenfield sites that do not meet the thresholds for the higher grades of agricultural land, but where development would nevertheless result in the loss of greenfield soil resources.

6.127 Around a fifth of the allocated sites are comprised of majority of brownfield land and are expected to have significant positive effects. Development of these sites would support the reuse of previously developed land and reduce pressure for additional greenfield land take elsewhere in the district.

LPR 18 Strategic Growth Locations

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

Table 6.8: Summary of SA findings for Policy LPR 18

SA Objectives	Policy LPR 18
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	0
SA 17: Soil	0

6.129 This policy sets out the strategic design and masterplanning expectations of the Council for the SGLs and other significant development. The policy will be applied in its entirety to the SGLs. For other significant development a tailored, case-by-case approach will be taken. The policy emphasises the importance of good design as a key aspect of sustainable development. It sets out the circumstances in which a site would trigger the need for an accompanying Comprehensive Masterplan to be prepared, the content that the Masterplan should include, and the evidence required to justify it. Significant development will generally comprise residential development of 500 dwellings or more, although development below this threshold, or the cumulative impact of more than one site, may also require a Masterplan where circumstances justify a masterplan-led approach. The policy also requires Masterplans to be submitted for the Council's consideration and agreement before the submission of a planning application, with planning applications required to be

accompanied by a Masterplan. It also requires infrastructure and road improvements to be appropriately phased and development to be planned and delivered in a holistic manner.

6.130 The policy is likely to result in at least minor positive effects for the majority of the SA objectives, due to the fact that it embeds high quality design into the development of the site to inform a planning application from the outset. Whilst this will not necessarily mitigate all impacts of development, it will enable a positive approach to be taken to addressing and minimising sustainability impacts. The policy requires Design Codes to be produced, which should accord with the principles established in already endorsed Masterplans. This includes setting out expectations in relation to active travel provision and connectivity, green infrastructure, ecological connectivity, biodiversity net gain, climate adaptation and mitigation, sustainable drainage and sustainable water management, and matters relating to heritage and local character. In addition, there is a requirement to ensure that communities are integrated, supporting a mix of uses, including walkable access to community, employment and retail facilities, the provision of safe and attractive public spaces and opportunities to support healthy lifestyles, sport, play and recreation, as well as the provision for long term stewardship of assets.

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

6.131 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.

6.132 The allocation was appraised policy-off as site BLAN114.

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	++	++
SA3: Health and wellbeing	+	++
SA4: Services and facilities	-	+

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

6.133 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 needs, and therefore the effect is upgraded to a minor positive effect.

6.134 Policy LPR 19 allocates the site for the delivery of a minimum of 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.

6.135 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.

6.136 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.

6.137 The site has good access to education facilities and Policy LPR 19 further requires a new primary school with co-located early years and childcare provision, two stand-alone early years and childcare nurseries, and contributions towards the expansion of Notley High School and Braintree Sixth Form. These requirements will increase education and childcare capacity and improve access to educational facilities. Therefore, a significant positive effect is expected for SA objective **6: Education**.

6.138 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. The policy also requires contributions to highway and transport improvements, including to the strategic road network in the vicinity of the site, which will help to provide transport infrastructure to accommodate the new development. 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)

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

6.140 The allocation was appraised policy-off as site BOCN132.

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	+	++
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	--	--

6.141 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. The site is relatively well related to existing education facilities and this is reflected in the minor positive effect recorded policy-off in relation to SA objective **6: Access to education**. Given that the policy requires the site to be developed to incorporate a new primary school, as well as a co-located and standalone early years and childcare nursery, an improved significant positive effect is recorded in relation to this SA objective.

6.142 Policy LPR 20 allocates the site for the delivery of a minimum of 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.

6.143 The site is within close proximity of PRowWs 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**.

6.144 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)

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

6.146 The allocation was appraised policy-off as site BOCN137.

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

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

6.147 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.

6.148 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.

6.149 Policy LPR 21 allocates the site for the delivery of a minimum 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.

6.150 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**.

6.151 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.

6.152 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)

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

6.154 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
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	--	--

6.155 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.

6.156 The policy sets out the level of housing development at the site as a minimum of 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.

6.157 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**.

6.158 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**.

6.159 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**.

6.160 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

6.161 Land East of Braintree is allocated for mixed use development including new homes, employment land, education and local retail uses.

6.162 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	-	+
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
SA14: Air quality	-	-
SA15: Landscapes and townscapes	-?	0?
SA16: Waste and resource efficiency	N/A	N/A
SA 17: Soil	--	--

6.163 Given that Policy LPR 23 requires the provision of a local centre onsite and a 10 pitch/plot Gypsy and Traveller site(s) 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**.

6.164 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 a minimum of 2,660 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 in addition, the policy requires a new secondary school on 10.1 hectares, co-located with a primary school and early years and childcare nursery on 3.09 hectares, as well as two new 56 place stand-alone early years and childcare nurseries and a new 72 place stand-alone early years and childcare nursery.

6.165 An improved minor positive effect is expected in relation to SA objective **3: Health and Wellbeing**. This is because the policy requires healthcare infrastructure and / or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS. In addition, the policy makes requirements for cycling, pedestrian and, where appropriate, bridleway routes, Public Open Space in accordance with Fields in Trust Standards, formal recreation in accordance with the Playing Pitch Strategy and informal recreation, including landscaping to the rural edge, which is likely to have health benefits through providing greater opportunity for physical exercise.

6.166 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**.

6.167 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 that development proposals

are required to be informed by a landscape led design approach from the earliest stages of design that integrates multifunctional green and blue infrastructure networks and biodiversity net gain reflecting the priorities in the Essex Local Nature Recovery Strategy. Nonetheless, the area is greenfield land and contains an area of ancient woodland so development could disrupt habitats in the area.

6.168 The policy requires the provision of sustainable transport options, including bus, cycling, pedestrian and, where appropriate, bridleway routes connecting the site with Braintree and the surrounding countryside. These measures are expected to improve accessibility and encourage active and sustainable modes of travel, resulting in a minor positive effect against SA Objective **8: Transport and Travel**. However, the policy also safeguards a route for the future dualling of the A120 and requires highway and transport improvements, including to the strategic road network in the vicinity of the site. While these measures are intended to support network capacity and connectivity, they may also encourage car use and reinforce reliance on private vehicles. Consequently, a mixed minor positive and minor negative effect remains expected.

6.169 An HIA was prepared for the site. It considers that development of the proposed allocation could result in harm to the significance of five Grade II and one Grade II* listed buildings. These impacts are indirect and relate to impact on setting and how it contributes to an asset's significance. In many cases this impact is found in the urbanisation of rural land and removal agricultural land. These types of impacts are typically challenging to fully mitigate, and it is unlikely harm will be avoided. From an archaeological perspective, the report considers that any archaeological deposits located here will potentially survive in good condition. Given the nature of residential development, there is potential for high impact if a proposal completely removes archaeological deposits which survive.

6.170 Overall, the HIA concludes that development will need to be carefully designed around the area's heritage, with early consultation, detailed assessment of designated and non-designated assets, protection of important views and landscapes, and archaeological investigation. There may be opportunities to enhance public appreciation of local heritage as part of the development. As such, a significant minor negative effect is recorded in relation to SA objective **9: Cultural**

heritage. The effect is partly uncertain given that impacts relating to heritage will depend on additional investigations at the design stage.

6.171 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 landscape-led from the earliest stages of design and to integrate multifunctional green and blue infrastructure networks, alongside landscaping to the rural edge, is likely to help mitigate this effect and therefore an updated negligible effect 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)

6.172 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.

6.173 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	-	-	-	++	--	+

SA Objectives	Site HASA 2179	Site GGHR 2142	Site GGHR 2416	Site GGHR 2141	Site COLE 2100	Site considering Policy LPR 24
SA5: Economic growth	-	-	+	+	0	+
SA6: Access to education	++	+	N/A	++	N/A	++
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	-	-	-	-	-	-
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	--	--	-	--	--	--

6.174 The policy sets out the delivery of a minimum of 2,850 new homes, of which 2,730 are to be provided within the plan period. 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 an 11 pitch/plot Gypsy and Traveller site(s). 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**.

6.175 Additionally, while the site is not well related to a town centre location, when considering the requirement for the allocation to provide a local centre with local retail, services 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 healthcare infrastructure and/or funding towards new or expanded healthcare facilities to serve the local population, as well as open space and formal and informal 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**. However, the policy contains no specific requirements to secure on-site biodiversity enhancements or measurable biodiversity gains. As a result, a minor negative effect is expected for **7: Biodiversity and geodiversity** given its relatively close proximity to areas of existing habitat provision.

6.176 The policy provides for a local centre with local retail, services and food outlets, which is likely to deliver some local employment opportunities and 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**.

6.177 The policy places requirements for a new primary school with a co-located 72-place early years and childcare nursery, as well as four new 56-place stand-alone early years and childcare nurseries, in addition to financial contributions to secondary school education. 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**.

6.178 A Heritage Impact Assessment (HIA) was prepared for two parcels at this site (HASA2179 and COLE 2100). For HASA2179, the HIA considers that development of the proposed allocation would result in harm to the significance of two Grade II listed buildings on the site. These impacts are indirect and relate to changes to setting and how it contributes to an asset's significance. The impact is primarily due to the urbanisation/industrialisation of rural land and the loss of agricultural character. These types of impacts are typically challenging to fully mitigate, and it is unlikely harm will be avoided. The key recommendation is to concentrate development in the

less sensitive parts of the site, retain open and productive landscapes around heritage assets, use green infrastructure to reduce impacts, and undertake detailed heritage and archaeological investigations before the scheme is finalised.

6.179 For COLE2100, the HIA considers that the development of the Site is unlikely to result in harm to the significance or the ability to appreciate the significance of the group of listed buildings located at/close to the site. There is cartographic and aerial evidence of agricultural features to the west of the Site, with further cropmark evidence of occupation in the Study Area. It is not possible from the HIA alone to resolve the archaeological potential of the Site and therefore the impact of development is unknown. Overall, the development should be carefully designed to minimise impacts on heritage, with early consultation, detailed heritage and archaeological assessments, protection of sensitive landscapes, and opportunities to improve public appreciation of local heritage.

6.180 An overall significant minor negative effect is expected in relation to SA objective **9: Cultural Heritage**, with an element of uncertainty due to the need for further, more detailed heritage and archaeological investigations.

6.181 The requirement of a link road between the A131 south of Halstead to Colchester Road connecting to the A131 Sudbury Road north of Halstead, as well as highway and transport improvements is beneficial for transport access but may accommodate increased use of private vehicles. The link road is expected to be delivered at an early stage of the development. The policy also requires the development to be well-connected to the town and integrated into existing development at Halstead and the wider area through active and sustainable transport options, including bus, cycling and pedestrian provision and, where appropriate, improvements to the Public Rights of Way network, 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**.

6.182 Appropriate landscaping, including landscaping to the rural edge, 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)

6.183 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.

6.184 The allocation was appraised policy-off as sites FEER230, FEER232 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	-	-	-	+
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 objectives	Site FEER 230	Site FEER 232	Site FEER 233B	Sites considering LPR 25
SA 17: Soil	--	--	--	--

6.185 Policy LPR 25 outlines that development will be expected to provide a minimum of 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**.

6.186 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**. The policy also requires healthcare infrastructure and / or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS. 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. As such, an overall significant positive effect is 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.

6.187 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.

6.188 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 26 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.

6.189 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 therefore 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

6.190 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.

6.191 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 LPR26
SA1: Safe and cohesive communities	0	0	0	+
SA2: Access to housing	++	+	++	++

SA Objectives	Site KELV 2208	Site KELV 2212	Site KELV 2217	Site Considering Policy LPR26
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	--?	-?	--?	-?
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	?	-?	-?	-?
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A
SA 17: Soils	--	--	--	--

6.192 The affordable housing and Gypsy and Traveller provision proposed for the site is likely to help address the needs of different community groups. This includes a 22 pitch/plot Gypsy and Traveller site with serviced plots. An improved minor positive effect is therefore recorded in relation to SA objective **1: Safe and cohesive communities**. Furthermore, the provision of local retail, community and healthcare infrastructure is likely to support social interaction and community cohesion within the new settlement.

6.193 The site is allocated to deliver a significant amount of new housing (a minimum 2,250 dwellings up to 2043) at land north, west and south west of Kelvedon . 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**.

6.194 Policy LPR 26 requires healthcare infrastructure and/or funding towards new or expanded healthcare facilities as required by the NHS, together with public open space, formal recreation and informal recreation. These requirements are expected to support both the physical and mental wellbeing of future residents. Accordingly, an improved significant positive effect is recorded in relation to SA objective **3: Health and wellbeing**.

6.195 The policy requires the provision of local retail, community and healthcare infrastructure, together with significant education provision. These requirements are likely to improve access to services and facilities for future residents. While the allocation is not closely related to an existing town centre, an improved minor positive effect is expected in relation to SA objective **4: Services and facilities**.

6.196 Additionally, the provision of 15.8ha of employment land up to 2043 for E(g), B2 and B8 uses is expected to provide opportunities for job creation within the area. Therefore, an improved significant positive effect is expected in relation to SA objective **5: Economic growth**. The policy also requires the delivery of substantial education infrastructure, including a new secondary school, two primary schools and multiple early years and childcare facilities. This is expected to address educational needs arising from the development and result in an improved significant positive effect in relation to SA Objective **6: Access to education**.

6.197 The policy requires improvements to capacity and accessibility at Kelvedon Station, together with new bus provision and sustainable transport options including cycling, pedestrian and, where appropriate, bridleway routes. These measures are expected to encourage travel by sustainable modes. However, the policy also requires improvements to the strategic and local road network in the vicinity of the site, which may facilitate increased car travel. Consequently, a mixed significant positive and minor negative effect is expected in relation to SA objective **8: Transport and travel**.

6.198 The policy includes requirements for structural landscaping, green buffers and public open space, which may help mitigate some ecological impacts. However, given the presence of biodiversity assets within and adjacent to the allocation, a minor negative effect remains appropriate in relation to SA objective **7: Biodiversity and geodiversity**.

6.199 The policy also requires development to conserve and, where opportunities arise, enhance conservation areas and their settings, and preserve listed buildings and scheduled monuments and their settings. A Heritage Impact Assessment (HIA) was prepared for the KELV2208 parcel of land. The report considers that in addition to Kelvedon Conservation Area, development of the proposed allocation could result in harm to the significance of a number of listed buildings and scheduled monuments. these impacts are indirect and relate to impact on setting and how it contributes to an asset's significance. Any archaeological deposits located here will potentially survive in good condition. Given the nature of residential development, there is potential for high impact if a proposal completely removes archaeological deposits which survive. In many cases this impact is found in the urbanisation of rural land and removal agricultural land. These types of impacts are typically challenging to fully mitigate, and it is unlikely harm will be avoided Overall, the HIA concludes that the site could be developed, but it will require early heritage consultation, careful design, detailed heritage and archaeological assessments, and measures to avoid, minimise or mitigate impacts on historic and archaeological assets. As such, an uncertain minor negative effect is retained for SA objective **9: Cultural heritage**.

6.200 Although the policy contains no specific flood risk mitigation requirements, the allocation is located predominantly outside areas of high 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.

6.201 The policy requires the delivery of appropriate structural landscaping and green buffers to help prevent settlement coalescence. These measures are expected to help mitigate some of the potential effects on landscape character and visual amenity. However, given the scale of development and the landscape sensitivity of parts of the allocation, an uncertain minor negative effect is expected in relation to SA objective **15: Landscape and townscape**. The effect remains uncertain as it will depend on the detailed design and layout of future development proposals.

LPR 27 SGL - Wood End Farm, Witham (site allocation is carried forward from adopted Local Plan)

6.202 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.

6.203 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	--	+
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	--	--

6.204 Policy LPR 27 sets out that development will be expected to provide a minimum of 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.

6.205 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**.

6.206 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.

6.207 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

6.208 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.

6.209 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	-	-	-	-
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	-	-	-	-
SA15: Landscapes and townscapes	-?	-?	-?	-?
SA16: Waste and resource efficiency	N/A	N/A	N/A	N/A

SA Objectives	Site HATF2193	Site HATF2318	Site HATF2194	Site Considering Mitigation in Policy LPR 28
SA 17: Soil	--	--	--	--

6.210 The site is not located close to an existing town centre in Braintree District. However, the requirement for the allocation to provide community facilities as well as healthcare infrastructure and/or funding towards new or expanded healthcare facilities to serve the local population, as required by the NHS, and new early years and childcare nursery provision 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**.

6.211 The site is allocated to deliver a minimum of 1,150 new homes with a mix of sizes and types appropriate to the area. The policy also requires provision of a 4 pitch/plot Gypsy and Traveller Site with serviced plots. 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**.

6.212 The site is well related to open space and a healthcare facility in Hatfield Peverel. It further seeks to ensure that healthcare infrastructure and / or funding towards new or expanded healthcare facilities are provided by new development to serve the local population. 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 healthcare infrastructure and/or funding towards new or expanded healthcare facilities. 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.

6.213 The allocation is less well related to existing education facilities in Hatfield Peverel, which are limited to a primary school. However, the policy requires new early years and childcare nursery provision and suitable land allocated for education

and childcare use. Therefore, an improved minor positive effect is expected in relation to SA objective **6: Access to education**.

6.214 The site is intersected by an area of traditional orchard, which is a priority habitat. However, the policy proposes a number of requirements that will likely benefit local biodiversity, including a multifunctional GBI corridor with habitat enhancements, naturalised SuDS and woodland/hedgerows planting aligned with identified Local Nature Recovery Strategy opportunities. As such, an improved negligible effect is expected in relation to SA objective **7: Biodiversity and geodiversity**.

6.215 The policy requires the provision of active and sustainable transport options including bus, cycling, pedestrian and where appropriate, improvements to the Public Rights of Way network to ensure that development is well connected to Hatfield Peverel and its railway station. The policy also requires the delivery of routes to Witham. Internal road layouts are also required to provide well-connected access for bus services and bus priority measures. This is likely to promote connectivity to public transport in the area. However, the requirements are not considered to be of a scale to warrant the identification of a significant positive effect and therefore the minor positive effect expected in relation to SA objective **8: Transport and travel** remains applicable.

LPR 29 Comprehensive Redevelopment Area - B&M Retail Unit, Rayne Road

6.216 Land at B&M Retail Unit, Rayne Road is allocated for a redevelopment scheme of mixed use, including residential and retail uses.

6.217 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	++	++

SA Objectives	Site BCBG2500	Site Considering Policy LPR 29
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
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	++	++

6.218 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 (a minimum of 30 new homes), including affordable homes and homes of a type and size that will address local needs.

6.219 The location of the allocation close to town centre means it benefits from access to a range of services 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.

6.220 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.

6.221 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**.

6.222 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)

6.223 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.

6.224 The allocation was appraised policy-off as site HASA2183 .

Table 6.19: Summary of SA findings for Land East of High Street, Halstead

SA objectives	Site HASA2183	Site considering LPR 30
SA1: Safe and cohesive communities	0	+
SA2: Access to housing	N/A	+
SA3: Health and wellbeing	++	++
SA4: Services and facilities	++	++
SA5: Economic growth	+	+
SA6: Access to education	N/A	++
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	++	++

6.225 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.

6.226 The site is in close proximity of primary medical facilities, existing open space and public footpaths. Policy LPR 31 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.

6.227 The site will provide employment land and well located to Halsted town centre and so development could support increased footfall in this area contributing to its viability. The site is also located within an area within the 40% most deprived national in terms of employment deprivation. Therefore, minor positive 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 positive effect is therefore retained.

6.228 The site intersects with ecologically important habitats. 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.

6.229 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.

6.230 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.

6.231 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 townscape** remains applicable. The effect remains uncertain given that it is dependent on the exact design and delivery of new development on the site.

6.232 The majority of the site is on brownfield land, supporting the efficient use of previously developed land and reducing pressure on undeveloped soils. A significant positive effect is therefore expected for **SA objective 17: Soil**.

LPR 31 Comprehensive Redevelopment Area - Coggeshall Football Club, Coggeshall

6.233 The land allocated comprises two linked sites that will come forward together as a single outline planning application. This site is allocated for the redevelopment of a football club for residential use of for a minimum of 57 new homes, as well as new facilities and open space.

6.234 The allocation was appraised policy-off as site COGG2085.

Table 6.20: Summary of SA findings for Coggeshall Football Club, Coggeshall

SA Objectives	Site COGG2085	Site Considering Mitigation in Policy 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
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	++	++

6.235 The delivery of a minimum of 57 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 as part of the policy-off 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 access to improved health services in the area. Furthermore, physical activity is also encouraged through the policy with the requirement to enhance the riverwalk as a walking route. The provision of cycling routes is 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**. An amended minor negative effect is recorded for SA objective **4: Services and facilities** given the lack of access to existing provisions but also considering the new facilities that would be delivered as part of the development of the site.

6.236 The financial contributions required by the policy for a variety of education age groups will support better access to education facilities in Coggeshall. As such, the significant negative effects identified as part of the policy-off appraisal of the site have been amended to minor negative 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.

6.237 The development is required by the policy 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.

6.238 The policy states that the provision of floodlighting should be conditioned to minimise light pollution on the adjacent dark skies area. In addition to adversely affecting local character, floodlighting may also disrupt nearby ecosystems, particularly with the River Blackwater running to the south of the site. As such, while some mitigation is required by the policy, given that there is potential for floodlighting to result in adverse impacts, minor negative effects are expected for SA objectives **7: Biodiversity and geodiversity** and **15: Landscapes and townscapes**.

LPR 32 Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham

6.239 Land at Cut Throat Lane Carpark is allocated for brownfield redevelopment to residential flats. The proposed provisions include a high density residential development with no retained public carparking use. The land is also proposed to provide open space.

6.240 The allocation was appraised policy-off as site WITN2312.

Table 6.21: Summary of SA findings for Cut Throat Lane Carpark, Witham

SA Objectives	Site WITN2312	Site Considering Mitigation in Policy LPR 32
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
SA11: Climate change adaptation	N/A	N/A
SA12: Water resources and quality	0	0
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	++	++

6.241 The WITN2312 site is allocated for residential development, seeking to deliver a minimum of 52 new homes comprising affordable housing and homes of mixed size and tenures which will improve access to housing. Significant positive effects are therefore expected to remain applicable for SA objective **2: Access to housing**.

6.242 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 applicable for SA objective **3: Health and wellbeing** and SA objective **6: Access to education**.

6.243 The site is central to Witham and close to the railway station and existing service and facilities. As such, minor positive effects are expected for SA objective **4: Services and facilities**. There is potential for the policy requirement to contribution towards education and healthcare facilities to strengthen this effect but the requirements are not of a scale to warrant an improved effect.

6.244 The policy also states that development should preserve and enhance the Cut Throat Lane sustainable movement corridor which is likely to promote the use of active travel in the area. Furthermore, the loss of car parking on site will dissuade use of the car in the area. As such, the significant positive effects identified for SA objective **8: Transport and travel** recorded policy-off reflecting the accessibility of the site by more sustainable modes of transport, remain applicable.

6.245 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. Given that retaining existing landscaping and providing open space at the site could benefit Witham's townscape, an improved minor positive effect is expected for SA objective **15: Landscapes and townscapes**. However, uncertainty is attached to the effect for SA objective 15 given the design of any scheme (which is currently unknown) will influence impacts on townscape.

LPR 33 Land on the East Side of the A131 High Garrett

6.246 Land on the East Side of the A131 High Garrett is allocated for residential development for a minimum of 125 homes and to provide improvements to the local road network. Small scale shops and a local centre would also be permitted.

6.247 The allocation was appraised policy-off as site BOCN2033.

Table 6.22: 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 33
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
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	--	--

6.248 The policy text sets out minimal requirements that development at the site will be required to meet. As such the majority of the policy-off effects identified for the site remain applicable.

6.249 The policy is set out to provide houses within the site. A minimum of 125 homes is expected to be delivered and therefore significant positive effects are expected in relation to SA objective **2: Access to housing**.

6.250 The policy states that ancillary uses for small scale shops or a local centre will be supported within the site. This is likely to improve access to services and facilities for residents. As such, given that the site presently less well related to existing services and facilities in the plan area, improved minor negative effects are expected for the policy in relation to SA objective **4: Services and facilities**.

LPR 34 Supplementary Plan – Former RAF Wethersfield

6.251 Policy LPR 34 sets out that development at the former airbase at Wethersfield is to be guided by preparation of a Supplementary Plan. The policy does not set out a specific type or level of growth to be delivered at the site. Given that the site has not been considered for allocation in the Local Plan, a policy-off appraisal has been prepared.

Table 6.23: Summary of SA findings for Former RAF Wethersfield

SA objectives	Policy LPR 34
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
SA13: Flood risk	0
SA14: Air quality	0
SA15: Landscapes and townscapes	+
SA16: Waste and resource efficiency	0
SA 17: Soil	0

6.252 Policy LPR 34 requires that the Supplementary Plan produced for the former airbase at Wethersfield should identify viable uses, locations and scale of potential development for the site. While there may be potential for housing or employment development at the site, the policy does not set out a specific type or level of development and therefore negligible effects are expected in relation to SA objectives **2: Access to housing** and **5: Economic growth**.

6.253 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 expected in relation to SA objectives **7: Biodiversity and geodiversity**, **9: Cultural heritage** and **15: Landscapes and townscapes**.

A minor positive effect is also expected in relation to SA objective **3: Health and wellbeing** as the Supplementary Plan will be required to ensure that development maximises recreational opportunities within the site.

Homes

6.254 This section presents the appraisal findings for policies included under ‘Homes’ heading of the Local Plan Review. The effects are presented in **Table 6.24** and summarised for each policy below.

Table 6.24: Summary of SA findings for homes policies

SA Objectives	LPR 35 Affordable Housing	LPR 36 Specialist Housing	LPR 37 Self and Custom Building Housing	LPR 38 Gypsy and Traveller and Travelling Showperson’s Accommodation	LPR 39 Housing Mix and Density	LPR 40 Residential Extensions, Alterations and Outbuildings	LPR 41 Replacement Dwellings in the Countryside	LPR 42 Rural Workers Dwellings in the Countryside	LPR 43 Infill Development in Hamlets	LPR 44 Residential Conversion of Buildings in the Countryside	LPR 45 Garden Extensions
SA1: Safe and cohesive communities	0	+	0	+	+	0	0	0	0	-?	0
SA2: Access to housing	++	++	++	++	++	0	0	++	++	++	0
SA3: Health and wellbeing	0	+	0	0	0	0	0	0	0	0	+
SA4: Services and facilities	0	0	0	0	0	0	0	0	0	-?	0
SA5: Economic growth	0	0	0	+	0	0	0	++	0	-?	0
SA6: Access to education	0	0	0	0	0	0	0	0	0	0	0
SA7: Biodiversity and geodiversity	0	0	0	+	+	0	0	0	0	+	++
SA8: Transport and travel	0	+	0	+	0	0	0	0	0	0	0
SA9: Cultural heritage	0	0	0	0	0	+	+	0	0	+	+
SA10: Climate change mitigation	0	0	0	0	0	0	0	0	0	0	0
SA11: Climate change adaptation	0	0	0	0	0	0	0	0	0	0	0
SA12: Water resources and quality	0	0	+/-	+/-	0	0	0	0	0	0	0
SA13: Flood risk	0	0	0	+	0	+	+	+	0	0	0
SA14: Air quality	0	+	0	0	0	0	0	0	0	0	0
SA15: Landscapes and townscapes	0	+	+	+	+	++	+	+	+	+	++
SA16: Waste and resource efficiency	0	0	0	0	0	0	0	0	0	0	0
SA 17: Soil	0	0	0	0	0	0	0	0	0	0	0

LPR 35 Affordable Housing

6.255 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 36 Specialist Housing

6.256 The policy seeks to encourage the provision of specialist, accessible and affordable housing which meets the needs of particular groups. This is likely to have a significant positive effect on SA **objective 2: Access to housing**.

6.257 The policy defines specialist housing 'a range of housing and accommodation types designed to meet the needs of older people, people with mental health needs, and people with disabilities, including physical/sensory disability, learning disability and autistic people, it may also include the provision of care and support.' 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**.

6.258 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. In addition, the policy requires a travel plan to be provided which sets out how additional staff, visitors and residents will access the site and ways to minimise the number of journeys by private vehicle. These requirements will reduce the need to travel and the reliance on private transport resulting in a minor positive effect for SA objective **8: Transport and travel** and **SA objective 14: Air quality**. 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**.

6.259 New specialist housing on unallocated sites in the countryside will not be supported. Furthermore, the policy states that the scale, siting and design of proposals should be sympathetic to the landscape character and must have regard to the cumulative impact of extensions on the original character of the property and its

surroundings. As such, a minor positive effect is expected for SA objective **15: Landscapes and townscapes**.

6.260 Note that while the policy refers to allocations on the Proposals Map, these site allocations have been appraised separately in the SA Report as part of the consideration of the site specific allocation policies included in the plan

LPR 37 Self and Custom Build Housing

6.261 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**.

6.262 The policy states a requirement for plots to be fully serviced, including the provision of appropriate water supply and drainage. As such a minor positive effect is expected for SA objective **12: Water resources and quality**. However, this may put pressure on the sewage system and water system therefore having negative impacts on water resources. As such, the minor positive effect is mixed with a minor negative effect.

6.263 Minor positive effects are also expected for SA objective **15: Landscapes and townscapes**. This is due to the focus on character of custom build proposals to be in keeping with the adjacent settlement boundaries, to reflect local character and distinctiveness and to be integrated into wider development. This will support in maintaining a sense of place in the townscape and remove any disturbance to landscape character.

LPR 38 Gypsy and Traveller and Travelling Showpersons' Accommodation

6.264 The policy plans for a minimum of 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**.

6.265 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. The policy also notes that sites must provide a suitable living environment for the proposed residents and ensure there are

no significant adverse impact on the amenity of nearby residents. Therefore, minor positive effects are expected for SA objective **1: Safe and cohesive communities** and SA objective **5: Economic growth**.

6.266 The policy requires proposals to be designed and landscaped to not lead to any loss of, or adverse impact on the natural and historic environment. It also encourages applications for sites to provide RAMS (Recreational Disturbance Avoidance and Mitigation Strategy) contributions where appropriate. Together, these interventions are likely to result in minor positive effects for SA objective **7: Biodiversity and geodiversity** and **9: Cultural heritage**. 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.

6.267 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 highway network.

6.268 The policy seeks to ensure that sites have no significant adverse impact on the intrinsic character and beauty of the countryside. As such, a minor positive effect is expected in relation to SA objective **15: Landscapes and townscapes**.

LPR 39 Housing Mix and Density

6.269 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.

6.270 The policy seeks to create sustainable, inclusive and mixed communities. by requiring developments to provide a range of housing types and sizes to meet needs. This includes affordable housing and housing for older people and people with mental health needs and people with disabilities including physical/sensory disability, learning disability and autistic people. New housing developments can help secure a good social mix by avoiding the creation of large areas of similar housing and

therefore, a minor positive effect is expected for SA objective **1: Safe and cohesive communities**.

6.271 This policy also refers to the density and massing of residential development to follow the character of the site and the immediate surrounding area, which contributes positively to local townscapes sense of place. Development is also required to have regard to existing vegetation and trees on-site, which may also prevent the loss of existing biodiversity. Therefore, minor positive effects are expected for SA objective **15: Landscapes and townscapes** and **7: Biodiversity and geodiversity**.

6.272 The policy promotes the use of sustainable modes of transport wherever possible. Accordingly, a minor positive effect is expected against SA Objective **8: Transport and travel**. However, the policy also requires consideration of the capacity of the local road network to accommodate traffic generated by the development. This may necessitate highway improvements which, while potentially supporting public transport accessibility, could also facilitate increased private vehicle use. As such, the policy is considered likely to have a mixed minor positive and minor negative effect against this objective.

LPR 40 Residential Extensions, Alterations and Outbuildings

6.273 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 adjoining residential properties. It further states that in the countryside, new outbuildings should be well related to the existing development on the site and within the curtilage of the dwellings, in terms of design and scale

6.274 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.

6.275 A minor positive effect is expected for SA objective **13: Flood risk** as the policy states that the proposed extension, alteration or outbuilding must be located in such a way as to not increase the risk of flooding.

LPR 41 Replacement Dwellings in the Countryside

6.276 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.

6.277 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**.

6.278 A minor positive effect is expected for SA objective **13: Flood risk** as the policy requires a Flood Risk Assessment for sites that are at flood risk to demonstrate how the site can be developed and occupied safely.

LPR 42 Rural Workers Dwellings in the Countryside

6.279 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.

6.280 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.

6.281 A minor positive effect is expected for SA objective **13: Flood risk** as the policy requires a Flood Risk Assessment for sites that are at flood risk to demonstrate how the site can be developed and occupied safely.

6.282 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 43 Infill Development in Hamlets

6.283 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 44 Residential Conversion of Buildings in the Countryside

6.284 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.

6.285 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.

6.286 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. Furthermore, the policy requires a number of surveys, including a heritage statement and appropriate surveys for protected species that may include bats and barn owls. 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**.

6.287 A minor positive effect is expected for SA objective **13: Flood risk** as the policy requires a Flood Risk Assessment for sites that are at flood risk to demonstrate how the site can be developed and occupied safely.

LPR 45 Garden Extensions

6.288 The policy seeks to ensure that garden extensions do not enclose areas intended for amenity open space, including allotments and places for informal or formal recreation and public rights of way. By protecting access to and the availability

of these valued community assets, the policy supports opportunities for physical activity, recreation, and wellbeing. As such, a minor positive effect is expected for SA objective **3: Health and wellbeing**.

6.289 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

6.290 This section presents the appraisal findings for policies included under 'Transport and infrastructure' heading of the Local Plan Review. The effects are presented in **Table 6.25** and summarised for each policy below.

Table 6.25: Summary of SA findings for transport and infrastructure policies

SA Objectives	LPR 46 Sustainable Transport	LPR 47 Parking Provision	LPR 48 Transport Related Policy Areas	LPR 49 New Road Infrastructure
SA1: Safe and cohesive communities	++	0	0	0
SA2: Access to housing	0	0	0	0
SA3: Health and wellbeing	++	+/-	0	+/-
SA4: Services and facilities	0	0	+	0
SA5: Economic growth	0	0	+	+
SA6: Access to education	0	0	0	0
SA7: Biodiversity and geodiversity	0	-	+	-?
SA8: Transport and travel	++	++/-	++	+/-
SA9: Cultural heritage	0	0	0	-?
SA10: Climate change mitigation	+	+/-	0	+/-
SA11: Climate change adaptation	0	0	0	0
SA12: Water resources and quality	0	0	0	0
SA13: Flood risk	0	0	0	0
SA14: Air quality	+	+/-	0	+/-
SA15: Landscapes and townscapes	+	0	++	-?
SA16: Waste and resource efficiency	0	0	0	0
SA 17: Soil	0	-	0	0

LPR 46 Sustainable Transport

6.291 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, including improvements to Public Rights of Way (PRoW) from new development, 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. Furthermore, the policy seeks to ensure that transport improvements are accessible and inclusive, including for people with disabilities and reduced mobility. Therefore, significant positive effects are expected for SA objective **1: Safe and cohesive communities**, **3: Health and wellbeing** and SA objective **8: Transport and travel**.

6.292 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**.

6.293 Minor positive effects are also expected for SA objective **1: Safe and Cohesive communities**, as well as SA Objective **15: Landscapes and townscales**. The policy supports promotion of recreational opportunities and considers accessibility and safety in the design of active travel routes and PRoW, which will benefit inclusivity and accessibility in the community. Landscapes and townscales 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 47 Parking Provision

6.294 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 railway 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**.

6.295 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**.

6.296 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.

6.297 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 48 Transport Related Policy Areas

6.298 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**.

6.299 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 49 New Road Infrastructure

6.300 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 Local Plan Review. This should help to support economic growth, resulting in a minor positive effect for SA objective **5: Economic growth**.

6.301 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**.

6.302 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**.

Creating better places – built and historic environment, active and healthy, and high-quality places

6.303 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 6.26** and summarised for each policy below.

Table 6.26: Summary of SA findings for creating better places policies

SA Objective	LPR 50: Built and Historic Environment	LPR 51: An Inclusive Environment	LPR 52: Health and Wellbeing Impact Assessment	LPR 53: Provision for Open Space, Sport and Recreation	LPR 54: Equestrian Facilities	LPR 55: Layout and Design of Development
SA1: Safe and cohesive communities	+	++	+	+	0	+
SA2: Access to housing	0	+	0	0	0	+
SA3: Health and wellbeing	0	+	++	++	+	+
SA4: Services and facilities	+	+	0	+	+	+
SA5: Economic growth	+	0	0	+	+	0
SA6: Access to education	0	0	0	0	0	0
SA7: Biodiversity and geodiversity	+	0	0	+	+	++
SA8: Transport and travel	0	0	0	+	0	+
SA9: Cultural heritage	++	0	0	0	+	+
SA10: Climate change mitigation	0	0	0	+	0	+
SA11: Climate change adaptation	0	0	0	0	0	+
SA12: Water resources and quality	0	0	0	0	0	+
SA13: Flood risk	0	0	0	0	0	+
SA14: Air quality	0	0	0	0	0	0
SA15: Landscapes and townscapes	++	0	0	+	+	++

SA Objective	LPR 50: Built and Historic Environment	LPR 51: An Inclusive Environment	LPR 52: Health and Wellbeing Impact Assessment	LPR 53: Provision for Open Space, Sport and Recreation	LPR 54: Equestrian Facilities	LPR 55: Layout and Design of Development
SA16: Waste and resource efficiency	0	0	0	0	0	+
SA 17: Soil	0	0	0	0	+/-	0

LPR 50 Built and Historic Environment

6.304 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 townscape 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 townscape**.

6.305 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 51 An Inclusive Environment

6.306 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**.

6.307 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 52 Health and Wellbeing Impact Assessment

6.308 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, including the requirement for new development to provide a Health Impact Assessment. The focus is on designing the build environment to not exacerbate health problems.

6.309 This policy requires certain large scale developments to undertake a Health Impact Assessments to assess the capacity of existing health services and facilities. It 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 53 Provision for Open Space, Sport and Recreation

6.310 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**.

6.311 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 seeks to protect and enhance sections of the PRoW network that support open space, providing more attractive routes for walking and cycling and encouraging sustainable travel. It further aims to improve connectivity between open spaces and recreational areas through direct, safe and high-quality walking and cycling routes that are accessible to all users, including people of all ages, disabilities and mobility levels. This would contribute minor positive effects under SA Objective **8: Transport and travel**.

6.312 Minor positive effects are expected for SA objectives **7: Biodiversity and geodiversity**, **10: Climate change and mitigation** and **15: Landscapes and townscales**. This is due to the policy encouraging development of green infrastructure and protection of biodiversity, nature conservation (having regard to the Essex Local Nature Recover Strategy) and 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.

6.313 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 townscales which is likely to enhance the district's potential for tourism.

LPR 54 Equestrian Facilities

6.314 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 townscales**. 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. Equine grazing can have a negative impact on soils if not managed correctly, as overgrazing may lead to soil erosion and loss of vegetation. However, it can also play valuable role in nutrient cycling, adding organic matter to soils and building the vitality of grassland. Mixed minor positive and minor negative effects are consequently identified for SA Objective **17: Soils**.

LPR 55 Layout and Design of Development

6.315 This policy emphasises high quality, landscape- and heritage-led 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.

6.316 The creation of developments that are well connected to walking and cycling networks internally and more widely 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**.

6.317 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, promotion and integration of local biodiversity improvements and multifunctional Green and Blue Infrastructure networks (reflecting the priorities in the Essex Local Nature Recovery Strategy Strategy) 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

6.318 This section presents the appraisal findings for policies included under ‘Creating better places’ heading of the Local Plan Review, including policies related to the protection of heritage assets. The effects are presented in **Table 6.27** and summarised for each policy below.

Table 6.27: Summary of SA findings for heritage assets policies

SA objective	LPR 56 Conservation Areas	LPR 57 Shop Fronts, Fascias and Signs in Conservation Areas	LPR 58 Illuminated Signs in Conservation Areas	LPR 59 Demolition in Conservation Area	LPR 60 Demolition of Heritage Assets	LPR 61 Heritage Assets and their Settings	LPR 62 Archaeological Evaluation, Excavation and Recording
SA1: Safe and cohesive communities	0	0	0	0	0	0	0
SA2: Access to housing	0	0	0	0	0	0	0
SA3: Health and wellbeing	0	0	0	0	0	0	0
SA4: Services and facilities	0	0	0	0	0	0	0
SA5: Economic growth	0	+	+	0	0	+	+
SA6: Access to education	0	0	0	0	0	0	0
SA7: Biodiversity and geodiversity	0	0	0	0	0	0	0
SA8: Transport and travel	0	0	0	0	0	0	0
SA9: Cultural heritage	++	++	++	++	++	++	++
SA10: Climate change mitigation	0	0	0	0	0	0	0
SA11: Climate change adaptation	0	0	0	0	0	0	0
SA12: Water resources and quality	0	0	0	0	0	0	0
SA13: Flood risk	0	0	0	0	0	0	0
SA14: Air quality	0	0	0	0	0	0	0
SA15: Landscapes and townscapes	++	++	++	++	++	++	+
SA16: Waste and resource efficiency	0	0	0	0	0	0	0
SA 17: Soil	0	0	0	0	0	0	0

LPR 56 Conservation Areas

6.319 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 the preservation and enhancement of designated Conservation Areas and their settings. Proposals within or adjacent to a Conservation Area are required to not detract from the character, appearance and essential features of the Conservation Area or its setting 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 high quality and appropriate to the local context.

LPR 57 Shop Fronts, Fascias and Signs in Conservation Areas

6.320 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 local spending. This will have a minor significant effect on SA objective **5: Economic growth**.

LPR 58 Illuminated Signs in Conservation Areas

6.321 This policy sets criteria for the control of illuminated fascia and projecting signs in Conservation Areas. Signs are expected to be well designed and proportioned, with any illumination necessary to take the form of discreet external down lighting. This 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 59 Demolition in Conservation Area

6.322 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 60 Demolition of Heritage Assets

6.323 A significant positive effect is expected for SA objective **9: Cultural heritage** as partial or total demolition of a designated heritage asset will only be granted in exceptional circumstances, or in the case of heritage assets of the highest significance such as Grade II* and Grade I Listed Buildings or scheduled monuments, wholly exceptional circumstances, where certain criteria are fully satisfied. The policy also supports the protection of non-designated heritage assets, only supporting their harm or loss where this is outweighed by the benefits of the proposal. The preservation and enhancement of historic assets will also have a minor positive effect for SA objective **15: Landscapes and townscapes**.

LPR 61 Heritage Assets and their Settings

6.324 A significant positive effect is expected for SA objective **9: Cultural heritage** as partial or total demolition of a heritage assets will only be granted in the most exceptional circumstances, or in the case of heritage assets of the highest significance such as Grade I listed buildings or scheduled ancient monuments, wholly 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 62 Archaeological Evaluation, Excavation and Recording

6.325 An appropriate 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**.

Community facilities

6.326 This section presents the appraisal findings for policies included under 'Creating better places' heading of the Local Plan Review, including policies related to community facilities. The effects are presented in **Table 6.28** and summarised for each policy below.

Table 6.28: Summary of SA findings for community facilities policies

SA Objective	LPR 63 Educational Establishments	LPR 64 Local Community Services and Facilities	LPR 65 Cemeteries and Churchyards
SA1: Safe and cohesive communities	++	++	0
SA2: Access to housing	0	0	0
SA3: Health and wellbeing	0	++	0
SA4: Services and facilities	0	++	0
SA5: Economic growth	0	0	0
SA6: Access to education	++	0	0
SA7: Biodiversity and geodiversity	0	+	0
SA8: Transport and travel	0	+	0
SA9: Cultural heritage	0	0	0?
SA10: Climate change mitigation	0	0	0
SA11: Climate change adaptation	0	0	0
SA12: Water resources and quality	0	-?	--?

SA Objective	LPR 63 Educational Establishments	LPR 64 Local Community Services and Facilities	LPR 65 Cemeteries and Churchyards
SA13: Flood risk	0	--?	0
SA14: Air quality	0	0	0
SA15: Landscapes and townscapes	0?	+	0?
SA16: Waste and resource efficiency	0	0	0
SA 17: Soil	0?	+	0?

LPR 63 Educational Establishments

6.327 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, although no specific sites are allocated for this purpose. 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. Specific locations have not been identified for such provision, however where new facilities are to be provided, the policy states that planning obligations will be used to mitigate any adverse impacts and ensure that the development has a positive effect on the community. Therefore, uncertain negligible effects have been identified for SA objectives **15: Landscape and townscape** and **17: Soil**.

LPR 64 Local Community Services and Facilities

6.328 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.

6.329 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.

6.330 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 65 Cemeteries and Churchyards

6.331 An uncertain negligible effect is identified for SA Objectives **9: Cultural heritage** and **15: Landscape and townscape**. The site is located within the Great Bardfield Conservation Area, however, as the allocation relates to an extension of the existing graveyard, it is not anticipated to result in adverse effects on the character or appearance of the area, nor on the wider landscape setting. The site is also situated near watercourses, where there is potential for adverse effects on water quality and water resources. Therefore, an uncertain significant negative effect is identified for SA Objective **12: Water resources and water quality**.

Natural environment – biodiversity

6.332 This section presents the appraisal findings for policies included under 'The District's Natural environment' heading of the Local Plan Review, including policies related to biodiversity and green infrastructure. The effects are presented in **Table 6.29** and summarised for each policy below.

Table 6.29: SA findings for biodiversity policies

SA Objective	LPR 66 Natural Environment and Green Infrastructure	LPR 67 Protected Sites	LPR 68 Tree Protection	LPR 69 Protection, Enhancement, and Management of Biodiversity
SA1: Safe and cohesive communities	0	0	0	0
SA2: Access to housing	0	0	0	0
SA3: Health and wellbeing	+	0	+	0
SA4: Services and facilities	0	0	0	0
SA5: Economic growth	0	0	0	0
SA6: Access to education	0	0	0	0
SA7: Biodiversity and geodiversity	++	++	++	++
SA8: Transport and travel	0	0	0	0
SA9: Cultural heritage	0	0	+	0
SA10: Climate change mitigation	+	0	0	0
SA11: Climate change adaptation	+	0	+	0
SA12: Water resources and quality	+	0	0	++
SA13: Flood risk	0	0	0	0
SA14: Air quality	0	0	0	0

SA Objective	LPR 66 Natural Environment and Green Infrastructure	LPR 67 Protected Sites	LPR 68 Tree Protection	LPR 69 Protection, Enhancement, and Management of Biodiversity
SA15: Landscapes and townscapes	++	0	++	+
SA16: Waste and resource efficiency	0	0	0	0
SA 17: Soil	0	0	+	0

LPR 66 Natural Environment and Green Infrastructure

6.333 The policy requires development proposals to take all available measures to protect and enhance the natural environment of the district in accordance with the Essex Local Nature Recovery Strategy. 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**.

6.334 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 67 Protected Sites

6.335 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 habitat 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 68 Tree Protection

6.336 The policy recognises the important impact trees have on the built environment, in terms of visual amenity, positive health effects, and combatting climate change. It seeks to protect established, healthy trees, particularly those which contribute to local amenity and the character of the local landscape. Proposals are required to show how they will maintain or enhance functional ecological connectivity with the wider natural environment. Collectively this will result in significant positive effects for SA objective **7: Biodiversity and geodiversity** and **15: Landscape and townscapes** and a minor positive effect for SA objective **3: Health and wellbeing**. 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**. The policy states that development must deliver climate-resilient street trees which integrate with SuDS and contribute to canopy cover. This results in minor positive effects for SA objective **11: Climate change adaptation**. Regarding ancient trees and woodland, the policy also discourages soil disturbance and pollution. This has minor positive effects regarding SA objective **17: Soil**.

LPR 69 Protection, Enhancement and Management of Biodiversity

6.337 This policy is focused on the protection and enhancement of biodiversity and geodiversity as part of development proposals, ensuring alignment with the Essex Nature Recovery Strategy and, where relevant, the River Pant and Blackwater Restoration Plan. This includes opportunities for habitat creation, improvement of wildlife links, wildlife-friendly building design and improvements to watercourses and water quality. The policy supports a voluntary uplift to the minimum 10% biodiversity net gain requirements (where applicable) and includes guidance on the reuse of previously developed brownfield sites. 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

6.338 This section presents the appraisal findings for policies included the ‘Natural environment’ heading of the Local Plan Review, including policies related to landscape character and features. The effects are presented in **Table 6.30** and summarised for each policy below.

Table 6.30: Summary of SA findings for landscape policies

SA Objective	LPR 70 Landscape Character and Features	LPR 71 Green Buffers	LPR 72 Protected Lanes
SA1: Safe and cohesive communities	0	0	0
SA2: Access to housing	0	0	0
SA3: Health and wellbeing	0	+	0
SA4: Services and facilities	0	0	0
SA5: Economic growth	0	0	0
SA6: Access to education	0	0	0
SA7: Biodiversity and geodiversity	++	+	++
SA8: Transport and travel	0	0	0
SA9: Cultural heritage	0	0	++
SA10: Climate change mitigation	0	0	0
SA11: Climate change adaptation	0	0	0
SA12: Water resources and quality	0	+	0
SA13: Flood risk	0	0	0
SA14: Air quality	0	0	0
SA15: Landscapes and townscapes	++	++	++
SA16: Waste and resource efficiency	0	0	0
SA 17: Soil	0	0	0

LPR 70 Landscape Character and Features

6.339 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, wildlife corridors and landscaping including planting of native species of trees, hedgerows and other flora.

LPR 71 Green Buffers

6.340 This policy identifies a number of Green Buffers which are intended to prevent the coalescence of settlements and ensure that development respects the setting of these areas and local landscape character. To achieve this, the policy includes a range of requirements, including ensuring that development has regard to local landscape character and is of an appropriate design, density and layout to minimise coalescence and consolidation between settlements. The policy also requires consideration of the local landscape context and the degree of physical separation between settlements. By safeguarding settlement identity and maintaining important landscape gaps, a significant positive effect is expected for SA Objective **15: Landscape and townscape**.

6.341 The policy supports a range of appropriate uses within Green Buffers, including formal and informal recreational uses, as well as footpaths and cycleways. These provisions are expected to enhance opportunities for active travel, recreation and social interaction, thereby supporting both the physical and mental wellbeing of local communities. As such, a minor positive effect is also expected for SA Objective **3: Health and wellbeing**. Similarly, the policy also supports water infrastructure uses within Green Buffers. This will help facilitate the provision of essential water management infrastructure and contribute to the protection of water resources and water quality. As such, a minor positive effect is anticipated for SA Objective **12: Water resources and quality**.

6.342 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 72 Protected Lanes

6.343 The policy seeks to conserve identified protected lanes in the district, which have a particular historic and landscape value for the character of the countryside. The policy would have a significant positive effect in relation to SA objective **7: Biodiversity and geodiversity** SA objective **15: Landscapes and townscapes** and SA objective **9: Cultural heritage**. 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

6.344 This section presents the appraisal findings for policies included under the 'Natural environment' heading of the Local Plan Review, including policies related to land, air and water quality. The effects are presented in **Table 6.31** and summarised for each policy below.

Table 6.31: Summary of SA findings for Land Water and Air Quality - Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

SA Objective	LPR 73 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
SA7: Biodiversity and geodiversity	+
SA8: Transport and travel	0

SA Objective	LPR 73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
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 73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

6.345 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, including through the protection of surface water and groundwater quality, groundwater source protection areas and drinking water protected zones. 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**.

6.346 The policy 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 and to preserve tranquillity. 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**.

6.347 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**.

6.348 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

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 6.32** and summarised for each policy below.

Table 6.32: Summary of SA findings for climate change and energy policies

SA objective	LPR 74 Climate Change	LPR 75 Energy and Water Efficiency	LPR 76 Renewable Energy Schemes
SA1: Safe and cohesive communities	0	0	0
SA2: Access to housing	0	+/-	0
SA3: Health and wellbeing	+	+	+
SA4: Services and facilities	0	0	0
SA5: Economic growth	+	0	0
SA6: Access to education	0	0	0
SA7: Biodiversity and geodiversity	++	0	++
SA8: Transport and travel	+	0	0
SA9: Cultural heritage	+	++?	+
SA10: Climate change mitigation	++	++	++
SA11: Climate change adaptation	++	+	0
SA12: Water resources and quality	+	++	+
SA13: Flood risk	++?	0	0
SA14: Air quality	+	0	+

SA objective	LPR 74 Climate Change	LPR 75 Energy and Water Efficiency	LPR 76 Renewable Energy Schemes
SA15: Landscapes and townscapes	+	0	++
SA16: Waste and resource efficiency	+	0	0
SA17: Soil	+	0	0

LPR 74 Climate Change

6.349 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**. The requirement that planning permission will only be granted where climate mitigation and adaptation principles are demonstrated, alongside the spatial focus on reducing emissions through location and design, reinforces the likelihood of significant positive effects. In addition, the policy places heavy emphasis on preserving the natural environment by strengthening habitat networks, retaining natural features of value such as mature habitat and tree cover where possible, as well as new planting, protecting, designated areas of importance for wildlife, priority habitats and using the Local Nature Recovery Strategies to target improvements and enhancements. It also recognises the importance of tree planting to mitigate the heat island effect. As such, a significant positive effect is likely for SA objective **7: Biodiversity and geodiversity**. 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**. 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**.

6.350 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 SuDS which are expected to result in minor positive effects for SA objective **12: Water resources and quality**.

6.351 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 **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 75 Energy and Water Efficiency

6.352 The primary purpose of this policy is to encourage greater energy efficiency through design of new and existing developments and to ensure that they meet the Building Regulations (2013) Future Homes Standard. All new non-residential buildings with a floor area in excess of 500 sqm are required to achieve full BREEAM credits unless this is unachievable. Therefore, a significant positive effect is expected for SA objective **10: Climate change mitigation**. Minor positive effects are likely for objective **11: Climate change adaptation**, as measures such as solar shading, natural ventilation, and water efficiency will help buildings respond to overheating, drought and other climate-related risks. 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 85-90 litres/person/day) and increasing water recycling, which would result in a significant positive effect for SA objective **12: Water resources and quality**.

6.353 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.

6.354 Minor positive effects are expected for SA objective **3: Health and wellbeing**, as improved building design (e.g. ventilation, daylighting, and overheating mitigation) may improve internal living conditions and reduce risks to occupants health.

6.355 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 76 Renewable Energy Schemes

6.356 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 fewer polluting sources of domestic energy provision which will benefit physical health in the local population.

6.357 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** and **17: Soil**. This is because the policy also states that renewable schemes will be approved unless the benefits of the proposal are substantially outweighed by harm or loss of heritage assets and their settings, best and most versatile agricultural land or impacts on hydrology and watercourses. 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

6.358 This section presents the appraisal findings for policies included under the 'Natural environment' heading of the Local Plan Review, including policies related to flood risk and surface water drainage. The effects are presented in **Table 6.33** and summarised for each policy below.

Table 6.33: Summary of SA findings for flood risk and surface water drainage policies

SA Objective	LPR 77 Flood Risk and Surface Water Drainage	LPR 78 Surface Water Management Plan	LPR 79 Sustainable Urban Drainage Systems
SA1: Safe and cohesive communities	0	+	0
SA2: Access to housing	0	+	+
SA3: Health and wellbeing	+	0	+
SA4: Services and facilities	0	0	0
SA5: Economic growth	0	+	0
SA6: Access to education	0	0	0
SA7: Biodiversity and geodiversity	+	+	+
SA8: Transport and travel	0	0	0
SA9: Cultural heritage	0	0	0
SA10: Climate change mitigation	0	+	+
SA11: Climate change adaptation	++	+	+
SA12: Water resources and quality	+	++	+
SA13: Flood risk	++	++	++
SA14: Air quality	0	0	0
SA15: Landscapes and townscapes	0	+	0

SA Objective	LPR 77 Flood Risk and Surface Water Drainage	LPR 78 Surface Water Management Plan	LPR 79 Sustainable Urban Drainage Systems
SA16: Waste and resource efficiency	0	0	0
SA17: Soil	0	0	0

LPR 77 Flood Risk and Surface Water Drainage

6.359 This policy is likely to have significant positive effects on SA objective **13: Flood risk**. This is because the policy adopts a comprehensive approach to flood risk management, including application of the Sequential and Exception Tests, site-specific Flood Risk Assessments, protection of flood storage capacity, consideration of cumulative impacts, and support for flood management infrastructure. These measures should help minimise flood risk both within development sites and elsewhere in the catchment. This policy is also likely to have significant positive effects on SA objective **11: Climate change adaptation** as the policy explicitly requires developments to assess and respond to future flood risks associated with climate change, including the use of the latest climate change allowances and provision of flood resilient design measures. 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**.

6.360 The policy supports the use of multifunctional drainage features, where feasible, that can deliver wider environmental benefits, including enhancing biodiversity and contributing to the green infrastructure network. It also encourages development proposals to explore opportunities for riverside restoration, which has the potential to improve riparian habitats and biodiversity, for example through the incorporation of attenuation ponds and other nature-based drainage solutions. However, the extent of these benefits will depend on the location, design and implementation of individual development proposals. Therefore, minor positive effects with uncertainty are expected for SA objective **7: Biodiversity and geodiversity**. Due to opportunities for floodplain restoration, riverside enhancements and maintenance of undeveloped river corridors, minor positive effects are expected for SA objective **15: Landscape and townscape**. Minor positive effects are also expected for SA objective **5: Economic growth** as reduced flood risk can improve

business resilience, protect infrastructure and reduce economic disruption resulting from flood events.

6.361 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 objectives **1: Safe communities** and **3: Health and wellbeing**.

LPR 78 Surface Water Management Plan

6.362 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**.

6.363 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.

6.364 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. Additional biodiversity benefits may arise where SuDS are designed as multifunctional features, creating aquatic and wetland habitats and improving ecological connectivity. Therefore, a minor positive is also expected for SA objective **7: Biodiversity and geodiversity**.

LPR 79 Sustainable Urban Drainage Systems

6.365 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.

6.366 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.

6.367 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.

6.368 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

6.369 This section presents the appraisal findings for policy included under the ‘Natural environment’ heading of the Local Plan Review relating to external lighting. The effects are presented in **Table 6.34** and summarised below the table.

Policy LPR 80 External Lighting

Table 6.34: Summary of SA findings for Policy LPR 80

SA objective	LPR 80 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	+
SA10: Climate change mitigation	0
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

6.370 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**.

6.371 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.

6.372 Minor positive effects are expected for SA Objective **9: Cultural heritage** as the policy requires lighting proposals to avoid harm to heritage assets and their settings, helping to preserve their character.

Delivery and implementation

6.373 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 6.35** and summarised for each policy below.

LPR 81 Infrastructure delivery and impact mitigation policy

Table 6.35: Summary of SA findings for Delivery and Implementation – Infrastructure delivery and impact mitigation policy

SA Objective	LPR 81
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	+
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

6.374 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.

6.375 The policy states that for the purposes of this policy 'the widest reasonable definition of infrastructure and infrastructure providers will be applied'. This is expected to include healthcare infrastructure, such as GP surgeries, as well as open space and recreation, community facilities, transport, including sustainable transport, flood risk, waste and educational facilities. This will lead 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 be applied to the provision of 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 of the plan or programme subject to assessment. As such, the sustainability effects of the Local Plan Review as a whole are presented in this chapter.

7.2 The cumulative effects assessment considers the total effects of all policies and site allocations in the Local Plan Review document in relation to each of the SA objectives. A summary of the likely sustainability effects of these are presented in **Table 7.1**. A description of the effects by SEA objective is set out below the table.

7.3 Following the presentation of the total effects of the Local Plan Review, this chapter also considers the potential for cumulative effects in the context of other relevant plans and projects.

Table 7.1: Overview of SA findings for policies of the Local Plan Review

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	-	+	N/A	--
LPR 7 Business Parks	0	0	0	+	+	0	0	+	-?	0	0	0	0	0	+	0	0
LPR 8 Rural Enterprise	+	0	0	0	+	0	0	+/-	0	0	0	0	0	0	+	0	+
LPR 9 Tourist Development within the Countryside	0	0	0	0	++	0	0	+/-	0	0	0	0	0	0	+	+	-?
LPR 10 Retailing and Regeneration	+	0	+	++	++	0	+	+	?	0	+	0	0	+	+	0	+
LPR 11 Primary Shopping Areas	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 12 District Centre - Great Notley	0	0	0	++	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 13 Braintree Village Designer Outlet Centre	0	0	0	+/-	+	0	0	+/-	0	0	0	0	0	0	0	0	0
LPR 14 Leisure and Entertainment	0	0	0?	+	+	0	0	+	0	0	0	0	0	0	0	0	0
LPR 15 Retail Warehouse Development	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0
LPR 16 Retail Site Allocations	0	0	0	++	++	0	0	+	-?	0	0	0	0	0	+/-?	0	++/--
LPR 17 Housing Provision and Delivery	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 18 Strategic Growth Locations	++	++	++	+	+	+	++	++	+	+	++	+	+	+	++	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	+	++	++	+	+	++	--	+	--?	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	+	++	+	+	+	++	-	+/-	--?	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	--
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	+	++	++	+	++	++	-	++/-	-?	N/A	N/A	--	0	-	-?	N/A	--

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
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	+	++	+	+	-	+	-	+	-	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?	N/A	N/A	-	0	-	0?	N/A	++
LPR 31 Comprehensive Redevelopment Area - Coggeshall Football Club	0	++	+	-	-	-	-	-	-?	N/A	N/A	-	0	-	-	N/A	++
LPR 32 Comprehensive Redevelopment Area - Cut Throat Lane Carpark, Witham (WITN3212)	0	++	+	+	-	+	0	++	-?	N/A	N/A	0	0	-	+	N/A	++
LPR 33 Land on the East Side of the A131 High Garrett	0	++	-?	-?	-	--	-	-	--?	N/A	N/A	--	0	-	-?	N/A	--
LPR 34 Supplementary Plan - Former Airbase RAF Wethersfield	0	0	+	0	0	0	+	0	+	0	0	0	0	0	+	0	0
LPR 35 Affordable Housing	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 36 Specialist Housing	+	++	+	0	0	0	0	+	0	0	0	0	0	+	+	0	0
LPR 37 Self and Custom Build Housing	0	++	0	0	0	0	0	0	0	0	0	+/-	0	0	+	0	0
LPR 38 Gypsy and Traveller and Travelling Showpersons' Accommodation	+	++	0	0	+	0	+	+	0	0	0	+/-	+	0	+	0	0
LPR 39 Housing Mix and Density	+	++	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0
LPR 40 Residential Extensions, Alterations and Outbuildings	0	0	0	0	0	0	0	0	+	0	0	0	+	0	++	0	0
LPR 41 Replacement Dwellings in the Countryside	0	0	0	0	0	0	0	0	+	0	0	0	+	0	+	0	0
LPR 42 Rural Workers Dwellings in the Countryside	0	++	0	0	++	0	0	0	0	0	0	0	+	0	+	0	0
LPR 43 Infill Development in Hamlets	0	++	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0
LPR 44 Residential Conversion of Buildings in the Countryside	-?	++	0	-?	-?	0	+	0	+	0	0	0	0	0	+	0	0
LPR 45 Garden Extensions	0	0	+	0	0	0	++	0	+	0	0	0	0	0	++	0	0
LPR 46 Sustainable Transport	++	0	++	0	0	0	0	++	0	+	0	0	0	+	+	0	0
LPR 47 Parking Provision	0	0	+/-	0	0	0	-	++/-	0	+/-	0	0	0	+/-	0	0	-
LPR 48 Transport Related Policy Areas	0	0	0	+	+	0	+	++	0	0	0	0	0	0	++	0	0
LPR 49 New Road Infrastructure	0	0	+/-	0	+	0	-?	+/-	-?	+/-	0	0	0	+/-	-?	0	0
LPR 50 Built and Historic Environment	+	0	0	+	+	0	+	0	++	0	0	0	0	0	++	0	0
LPR 51 An Inclusive Environment	++	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
LPR 52 Health and Wellbeing Impact Assessment	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LPR 53 Provision for Open Space, Sport and Recreation	+	0	++	+	+	0	+	+	0	+	0	0	0	0	+	0	0
LPR 54 Equestrian Facilities	0	0	+	+	+	0	+	0	+	0	0	0	0	0	+	0	+/-
LPR 55 Layout and Design of Development	+	+	+	+	0	0	++	+	+	+	+	+	+	0	++	+	0
LPR 56 Conservation Areas	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 57 Shop Fronts, Fascias and Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 58 Illuminated Signs in Conservation Areas	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 59 Demolition in Conservation Area	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 60 Demolition of Heritage Assets	0	0	0	0	0	0	0	0	++	0	0	0	0	0	++	0	0
LPR 61 Heritage Assets and their Settings	0	0	0	0	+	0	0	0	++	0	0	0	0	0	++	0	0
LPR 62 Archaeological Evaluation, Excavation and Recording	0	0	0	0	+	0	0	0	++	0	0	0	0	0	+	0	0
LPR 63 Educational Establishments	++	0	0	0	0	++	0	0	0	0	0	0	0	0	0?	0	0?
LPR 64 Local Community Services and Facilities	++	0	++	++	0	0	+	+	0	0	0	-?	--?	0	+	0	+
LPR 65 Cemeteries and Churchyards	0	0	0	0	0	0	0	0	0?	0	0	--?	0	0	0?	0	0?
LPR 66 Natural Environment and Green Infrastructure	0	0	+	0	0	0	++	0	0	+	+	+	0	0	++	0	0
LPR 67 Protected Sites	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0
LPR 68 Tree Protection	0	0	+	0	0	0	++	0	+	0	+	0	0	0	++	0	+
LPR 69 Protection, Enhancement and Management of Biodiversity	0	0	0	0	0	0	++	0	0	0	0	++	0	0	+	0	0
LPR 70 Landscape Character and Features	0	0	0	0	0	0	++	0	0	0	0	0	0	0	++	0	0
LPR 71 Green Buffers	0	0	+	0	0	0	+	0	0	0	0	+	0	0	++	0	0
LPR 72 Protected Lanes	0	0	0	0	0	0	++	0	++	0	0	0	0	0	++	0	0
LPR 73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	0	0	+	0	0	0	+	0	0	+	+	++	0	++	+	0	+
LPR 74 Climate Change	0	0	+	0	+	0	++	+	+	++	++	+	+	+	+	+	+
LPR 75 Energy and Water Efficiency	0	+/-	+	0	0	0	0	0	+	++	+	++	0	0	0	0	0
LPR 76 Renewable Energy Schemes	0	0	+	0	0	0	++	0	+	++	0	+	0	+	++	0	0
LPR 77 Flood Risk and Surface Water Drainage	0	0	+	0	0	0	+	0	0	0	++	+	++	0	0	0	0
LPR 78 Surface Water Management Plan	+	+	0	0	+	0	+	0	0	+	+	++	++	0	+	0	0
LPR 79 Sustainable Urban Drainage Systems	0	+	+	0	0	0	+	0	0	+	+	+	++	0	0	0	0

Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
LPR 80 External Lighting	++	0	+	0	0	0	+	0	+	0	0	0	0	0	++	0	0
LPR 81 Infrastructure delivery and impact mitigation policy	+	0	+	0	0	+	+	+	0	+	0	0	+	0	0	+	0

Table 7.2: Total effects of the Local Plan Review

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	+/-
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	-

Total effects of the Local Plan by SA objective

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

7.4 The Local Plan Review, 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 SGLs identified through Policy LPR 17: 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 approximately 5,810 new homes through urban extensions (2,660 at East of Braintree, 1,750 at Hayeswood, 1,000 at Broad Road, 825 at Panfield Lane and 575 at Towerlands), with significant growth also proposed at Halstead (2,850 new homes), Kings Dene, Kelvedon (2,250 homes within the plan period) and Hatfield Peverel (1,150 homes). While development at this scale has the potential to increase demand for existing services and facilities, it also provides the critical mass to support the delivery of new and enhanced infrastructure, community facilities and local services. Accordingly, the SA recognises that, although there may be pressure on existing provision in the absence of timely infrastructure delivery, the scale of planned growth is also likely to support improvements that help to mitigate potential adverse effects over the longer term.

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 53: 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 64: 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 81: 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: **Safe and Cohesive Communities**.

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

7.8 The Local Plan Review Policy LPR 1: Spatial Strategy supports housing needs in the district through the allocation of residential sites, with Policy LPR 39: 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, including significant new strategic growth at Halstead, East of Braintree, Hatfield Peverel and Kings Dene. The policies are generally inclusive, specifically addressing the needs of gypsies and travellers and travelling showpeople (LPR 38), those requiring specialist accommodation (LPR 35 and 36) and rural workers (LPR 42). 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: Access to Housing. 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: **Access to Housing**.

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 Review 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 Review 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 52: 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 64: 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 53: 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 Review 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: Health and Wellbeing**.

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 and Halstead, and the key service village of 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 Review could put pressure on existing services and facilities, the Local Plan Review makes provision for the delivery of new services, facilities and infrastructure. Policy LPR 10: 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 16: Retail Site Allocations supports this by allocating locations in Braintree town and Witham for additional retail development. Policy LPR 64: Local Community Services and Facilities safeguards one site for development of new or enhanced facilities. Policy LPR 14: 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. Collectively, 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: Services and Facilities**.

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 Review, particularly in the SGLs located around Braintree town, Witham, Kelvedon and Halstead will also help to sustain and attract a local workforce, thereby supporting economic vitality across the district. Policy LPR 6: Kelvedon Park allocates a Special Employment Area to help meet the needs of the district in terms of local employment opportunities associated with emergency services facilities, training facilities and related uses.

7.18 Policy LPR 3: Strategic Employment, promotes a flexible approach to the growth of economic sectors in Braintree district across the plan period. 10,170 sqm of office uses has been allocated along with 57,500 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 7: 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 8: Rural Enterprise which supports small scale commercial development outside development boundaries involving the conversion of existing buildings. Policy LPR 9: 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. However, allowing for a level of residential development at lower order settlements in line with the settlement hierarchy, would result in some residents being less well related to existing employment opportunities. Given the increased need for commuting from these locations adverse effects are also likely when considering the plan as a whole.

7.19 Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to SA objective **5: Economic Growth**.

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 town, 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 63: 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 or around either Braintree town, Halstead, Witham or Kelvedon. This will improve new and existing accessibility to education for residents in the district as the majority of existing education facilities are located in these places. There is the potential of overcapacity in these locations, although much of the policies requirement the development of additional education facilities to meet the needs of the district. Additionally, the Comprehensive Redevelopment Areas Policies LPR 29, 31 and 32 state that financial contributions will be required to address the needs of a variety of age groups through 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: Access to Education**.

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

7.23 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 66: Natural Environment and Green Infrastructure seeks to encourage protection and supports benefits to the environment. Policy LPR 67: 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 though Policy LPR 68: Tree Protection due to their contribution to local character and the benefit they have on the landscape. Policy LPR 69: Protection, Enhancement and Management 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 Review.

7.25 Overall, a cumulative mixed minor positive and negative effect is expected for SA objective **7: Biodiversity and Geodiversity**. An uncertain element is applied due to the fact that the HRA has found that an air quality assessment is required; if adverse effects on the integrity of a site are identified, mitigation will need to be agreed, tested and secured prior to the adoption of the Local Plan. The assessment has yet to be undertaken at the time of publication.

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 Review 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 46: Sustainable Transport. By contrast Policy LPR 47: Parking Provision enhances the negative effects associated with SA objective 8 given that the geography of the district is primarily rural and the provision of car parks is likely to 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 48: 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 49: New Road Infrastructure supports development of public transport in the area but also encourages use of private vehicles. The rural nature of the district could result in increased the use of private vehicles but the Local Plan's support for improved 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 significant positive and minor negative effect is expected for SA objective **8: Travel and Transport**.

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, Halstead and Kelvedon with Feering 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 56 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 57: Shop Fronts, Fascias and Signs in Conservation Areas, LPR 58: Illuminated Signs in Conservation Areas and LPR 61: Heritage Assets and their Settings. Preservation of archaeology is also addressed through Policy LPR 62 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 Review 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 55: 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: Cultural heritage**.

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 Review 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, in addition to the key service villages such as Kelvedon, 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 46: 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 Review 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 75: 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 76: Renewable Energy Schemes will help to limit greenhouse gas

emissions in the District through the encouragement of renewable energy schemes. Policy LPR 74: 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 adaption measures in development strategies. The Local Plan Review 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: Climate Change Mitigation**.

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

7.37 The Braintree Local Plan Review includes a number of policies seeking to adapt to climate change. This includes Policy LPR 55: 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 Natural Environment' section of the Local Plan Review will help to ensure that development improves the resilience of communities, infrastructure and the natural environment to climate change impacts. This includes Policy LPR 66: 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 77: Flood Risk and Surface Water Drainage, LPR 78: Surface Water Management Plan and LPR 79: 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: Climate Change Adaptation**

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 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 Review includes policies such as LPR 55: 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 Natural Environment' section of the Local Plan Review, particularly those related to surface water drainage, promote more sustainable practices in relation to water resources. Policy LPR 77: Flood Risk and Surface Water Drainage requires development to not have adverse impacts on any watercourse. Policies LPR 79: Surface Water Management Plan and LPR 79: Sustainable Urban Drainage Systems support the incorporation of SuDS to help manage surface water at new developments. Policy LPR 78 requires development to comply with the aims and objectives of the Surface Water Management Plan (SWMP) while Policy LPR 79: 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 SuDS.

7.42 Further to this, Policies LPR 66: Natural Environment and Green Infrastructure and LPR 67: Protection, Enhancement and Management 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: Water Resources and Quality**.

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 Ferring (Policy LPR 25). The policies associated with this sites requires applications to be supported by a flood risk assessment and drainage strategy.

7.46 Policy LPR 77: Flood 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 79: 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 66: 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 A Level 2 SFRA was not available at the time of writing. Where site allocations have been made in higher flood risk areas, this study would provide evidence that the Exception Test can be passed and that development can be made safe without increasing risk elsewhere. Uncertainty has therefore been added to the effects of the Local Plan as a whole in relation to this SA objective. Overall, therefore, a cumulative mixed minor positive and minor negative effect with some uncertainty is expected in relation to SA objective **13: Flood risk**.

SA objective 14: Improve air quality

7.48 The relatively high number of homes (a minimum of 19,261 between 2026 and 2043), and employment land (approximately 10,170 sqm office uses and 57,500 sqm of other types of employment uses) 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 17: 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 NO₂. 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 46: 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 73: 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 55: 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: Air Quality**.

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 70: 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 71: Green Buffers helps to prevent sprawl as it identifies areas for green buffers to support the distinctiveness of townscapes. Policy LPR 72: 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: Landscape and Townscapes**.

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 Review to 2043 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 Review includes a policy that will help reduce waste generation at new developments through Policy LPR 55: 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: Waste and Resource Efficiency**.

SA objective 17: Safeguard and enhance the quality of soil

7.59 Local Plan Policy Review 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. For example, Policy LPR 73: 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: Soil**.

Cumulative effects in relation to other relevant evidence

7.62 Infrastructure Delivery Plan (IDP): A draft IDP was published in August 2026 to support the Local Plan Review. The IDP demonstrates that planned growth will need to be supported by a wide range of infrastructure interventions. Key requirements include education land and facilities, healthcare capacity, transport and highways mitigation, water and wastewater infrastructure, emergency services capacity, Suitable Alternative Natural Greenspace and RAMS mitigation, open space and sports provision, social and community infrastructure, waste and minerals-related requirements, utilities infrastructure and digital connectivity. Some infrastructure requirements are capable of being identified and costed at this stage, while others will need to be refined through further technical evidence, provider engagement, site masterplanning and planning applications.

7.63 It is noted that at this stage, the IDP should be treated as a Regulation 19 working position. The IDP may also need to be updated following Regulation 19 representations, further technical evidence, engagement with developers, Examination discussions, changes to the growth strategy, updated site trajectories, infrastructure provider advice and site promoter engagement.

7.64 Transportation Impact of the SA: A report assessing the transportation impact of proposed growth described in Braintree District's Local Plan submission draft of the Regulation 19 Plan to 2043 was published on 1 September 2026. The key conclusions are:

- Existing pressure: Braintree's transport network is already under significant pressure, and planned Local Plan growth would increase congestion and delays without mitigation.
- Growth can be accommodated: With appropriate highway improvements and sustainable travel measures, the additional trips from planned development can largely be accommodated without making future network conditions worse.
- A120 congestion remains: Some congestion and delays are still expected along the A120 corridor, particularly around Galleys Corner and Marks Farm, even without Local Plan growth.
- Need for further assessment: Further investigation and optioneering are needed to identify the most effective measures for addressing these key congestion pinch-points.

- Reduce rat-running: Improvements to the A120 are expected to encourage traffic back onto the strategic route, reducing traffic through Braintree town centre and rural rat-runs.
- Promote sustainable travel: The best outcomes come from combining road improvements with better bus services, mobility hubs, rail accessibility and walking/cycling infrastructure.
- Improve accessibility: These measures will provide better access to jobs, education, services and leisure, while giving residents more alternatives to travelling by car.
- Key infrastructure: Important interventions include mobility hubs in Braintree, Witham and Halstead, active travel connections, improved access to Kelvedon, Braintree and Hatfield Peverel stations, and improvements to the A120 and A131.
- Support economic growth: Together, these measures can create a more connected and accessible transport network that supports sustainable communities and economic growth.
- Long-term investment needed: Continued investment from organisations such as National Highways and Network Rail, alongside contributions from new developments, will be needed to support growth through to and beyond 2043.

7.65 Further work to be commissioned by the Council will form part of the Local Plan Pre-Submission evidence base in Autumn 2026. Recommended next steps for the transport modelling are:

- Further assessment of Galleys Corner and Marks Farm: Use National Highways' VISSIM model to test different improvement options and identify the best package of measures for the A120 corridor.
- Focus on peak-hour congestion: Aim to improve traffic conditions, particularly during the PM peak, so they are closer to or better than current conditions.
- Assess wider network impacts: The preferred A120 package will be tested alongside other proposed improvements, including:
- Signalising junctions in Kelvedon and Feering to improve access to the town and railway station.
- A revised roundabout layout at High Garrett (A131/A1017).
- Look beyond the Local Plan period: A 2050+ assessment will examine the longer-term effects of development once strategic sites are fully built out, including Kings Dene, Halstead, Hatfield Peverel and East Braintree.

- Test major future infrastructure: The assessment will consider the benefits of longer-term schemes including:
 - A120 upgrade between Braintree and the A12.
 - A B1019 link road and new A12 junction at Hatfield Peverel.
 - North Essex Rapid Transit.
 - A passing loop on the Braintree branch railway line.
- Recognise the need for further investment: Growth beyond 2043 is likely to require significant additional investment in the road and rail networks, particularly the Strategic Road Network and both mainline and branch railways.

7.66 Heritage Impact: Braintree District Council commissioned Heritage Impact Assessments for some of the strategic sites identified for allocation in the Local Plan Review. These have been considered within the relevant site policy appraisals. A high-level summary of the key conclusions is provided below.

- CRES2101: East of Braintree - The development will need to be carefully designed around the area's heritage, with early consultation, detailed assessment of designated and non-designated assets, protection of important views and landscapes, and archaeological investigation. There may be opportunities to enhance public appreciation of local heritage as part of the development.
- COLE2100: Land East of Bluebridge Industrial Estate, Halstead - The development should be carefully designed to minimise impacts on heritage, with early consultation, detailed heritage and archaeological assessments, protection of sensitive landscapes, and opportunities to improve public appreciation of local heritage.
- HASA2179: Land North East of Halstead - The key recommendation is to concentrate development in the less sensitive parts of the site, retain open and productive landscapes around heritage assets, use green infrastructure to reduce impacts, and undertake detailed heritage and archaeological investigations before the scheme is finalised.
- KELV2208: Kingsdene, Kelvedon - The site could be developed, but it will require early heritage consultation, careful design, detailed heritage and archaeological assessments, and measures to avoid, minimise or mitigate impacts on historic and archaeological assets.

7.67 Habitats Regulations Assessment (HRA): The HRA Screening was able to rule out likely significant effects relating to physical damage or loss of habitat onsite, non-physical disturbance onsite, and dust.

7.68 The other assessed impact pathways were subject to Appropriate Assessment, in which mitigation measures were taken into account. In summary, the conclusions were:

- Physical damage and loss or non-physical disturbance of functionally linked land: Policy LPR 67 includes requirements for ecological assessment, bird surveys and, where necessary, mitigation in relation to functionally linked habitats. On this basis, adverse effects on the integrity of Abberton Reservoir SPA or Blackwater Estuary (Mid Essex Coast Phase 4) SPA/Ramsar site can be ruled out.
- Air pollution (vehicle emissions): adverse effects on integrity are uncertain and cannot yet be ruled out at Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar site, Essex Estuaries SAC, and Abberton Reservoir SPA/Ramsar site. Air quality assessment is required; and if adverse effects on the integrity of a site are identified, mitigation will need to be agreed, tested and secured prior to the adoption of the Local Plan. Any additional information for the HRA will be published in an addendum and shared with Natural England for comment.
- Air pollution (industrial emissions): existing regulatory mechanisms are sufficient to avoid adverse effects on integrity.
- Recreation pressure: adverse effects on integrity are uncertain and cannot yet be ruled out at Blackwater Estuary (Mid Essex Coast Phase 4) SPA & Ramsar site, Dengie (Mid Essex Coast Phase 1) SPA/Ramsar site, and Essex Estuaries SAC. 6.27 The Council intends to engage further with Natural England to discuss the requirement for SANGs at larger sites; further information will be provided in an addendum to the HRA and any agreements with Natural England will be documented in a Statement of Common Ground.
- Increased demand for water (abstraction): consultation with Anglian Water is required to confirm recommendations in the WCS; e.g. the Local Plan water efficiency standard may need to be tightened. Adverse effects on the integrity of Abberton Reservoir SPA/Ramsar (indirectly) or Essex Estuaries SAC, Blackwater Estuary Ramsar, Colne Estuary Ramsar, Crouch & Roach Ramsar, Dengie Ramsar and Stour & Orwell Estuaries Ramsar are uncertain and cannot yet be ruled out.
- Increased need for wastewater treatment: consultation with Anglian Water is required to confirm recommendations in the WCS; e.g. the certainty that permit limits can be tightened. Adverse effects on the integrity of Essex Estuaries SAC,

Blackwater Estuary Ramsar, Colne Estuary Ramsar, Crouch & Roach Ramsar, Dengie Ramsar, and Stour & Orwell Estuaries Ramsar are uncertain and cannot yet be ruled out

- Direct pollution (run-off): policy wording is sufficient to avoid adverse effects on integrity.

Cumulative effects with development proposed by other relevant plans and projects

7.69 Development proposed in the Local Plan Review 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 Review to produce cumulative effects.

Surrounding development plans

7.70 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 and the strategic transport corridors connecting the main settlements across the wider North Essex area. 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

7.71 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.

7.72 Following publication of the Government's new National Planning Policy Framework in December 2024, the two Councils are now preparing a Joint Local Plan review rather than a Joint Local Part 2 Plan. The new plan, to be prepared under the new plan-making system, will guide development within the two districts up to 2045. Once adopted, it will replace all previous Local Plan documents for both councils. The councils published Notice to Commence a Local Plan in June 2026 and adoption is scheduled for April 2029.

Chelmsford

7.73 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.

7.74 Chelmsford City Council is working on a Local Plan Review, which will guide growth and development across the council area to at least 2041. The City Council submitted the Local Plan Review for Independent Examination in June 2026. The 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

7.75 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.

7.76 The most recent update on a new plan is that 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

7.77 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.

7.78 Colchester City Council is preparing a Local Plan Review under the legacy plan-making system which will set the strategy for growth in Colchester up to 2043. The Local Development Scheme (June 2026) states that it is scheduled for adoption in late 2027.

South Cambridgeshire

7.79 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.

7.80 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 (November 2025) suggests that the new Local Plan, being prepared under the legacy plan-making system, will be submitted for independent Examination in December 2026. The Regulation 18 version sets out a need for at least 48,195 additional homes between 2024 and 2045 (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.

7.81 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

7.82 Uttlesford district lies to the west of Braintree District. The new Local Plan for Uttlesford covering the period 2021 to 2041 was adopted in Spring 2026 and is set out to meet a housing requirement of 13,500 homes. To provide flexibility and contingency, the Plan identifies a total housing supply of at least 15,211 dwellings, comprising completions, existing commitments, strategic and non-strategic allocations, windfalls and an allowance for lapses. Of this supply, 3,738 dwellings are identified through strategic allocations and 847 through non-strategic allocations, including 547 dwellings across the Larger Villages and 300 dwellings at Newport, which is classified as a Local Rural Centre. The strategic allocations comprise 879 dwellings at Saffron Walden; 435 dwellings across Stansted Mountfitchet and Elsenham; and 2,424 dwellings in South Uttlesford, comprising 918 dwellings at Great Dunmow and 1,506 dwellings at Takeley/Little Canfield. Over the Plan period, 57.5 hectares of land is identified for future employment development at strategic allocations, including sites at Chesterford Research Park, Saffron Walden, Takeley, Great Dunmow and Elsenham.

7.83 A substantial proportion of the proposed growth is focused along the A120 corridor, particularly around Great Dunmow and Takeley. The Local Plan

acknowledges existing congestion and transport challenges on the A120 and provides for transport infrastructure and sustainable travel measures to mitigate the effects of growth. Without effective mitigation, additional development and associated traffic could contribute to increased air pollution and greenhouse gas emissions, as well as placing additional pressure on the natural and built environment.

West Suffolk

7.84 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.

7.85 A new Local Plan to 2045 is being prepared under the new plan-making system. Notice of Intention to Commence was undertaken in June 2026 and the Local Development Scheme (July 2026) schedules adoption in May 2029.

Nationally significant infrastructure projects

7.86 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.

7.87 The Rivenhall Integrated Waste Management Facility (IWMF) 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.

7.88 The Norwich to Tilbury project is a Nationally Significant Infrastructure Project being developed by National Grid Electricity Transmission (NGET). It involves constructing a new 400kV electricity transmission line approximately 179km long, connecting the Norwich Main Substation to a new Tilbury North Substation, passing via Bramford Substation and a new East Anglia Connection Node (EACN) Substation. The line crosses parts of Norfolk, Suffolk, and Essex, including a 53km section in Suffolk and the Dedham Vale National Landscape. The project would strengthen the electricity network, allow more renewable energy to be connected, improve energy security, support economic growth and create investment and community benefits across the region and the wider UK. However, there is an important trade-off: the benefits need to be considered alongside the local impacts of pylons, construction, landscape and ecology, particularly around the Dedham Vale National Landscape. The project is therefore intended to deliver wider national and regional benefits while requiring mitigation for its local environmental and visual impacts.

7.89 The Bramford to Twinstead scheme consists of approximately 18km of overhead lines and 11km of underground cable system. The proposal will connect Bramford Substation in Suffolk to a new substation which is planned to be constructed to the west of Twinstead Tee in Essex. This would help to ensure the viability of the network in reliably transporting all the new renewable and low carbon energy expected to be connected to the network by the end of the decade. For Essex, the main benefit is that the project will strengthen the local electricity network, helping the county receive and use more clean, reliable electricity while supporting future economic growth and development. It also provides some local environmental and community benefits, although these need to be balanced against the visual and construction impacts of the new infrastructure.

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.

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 [\[See reference 23\]](#) 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 CO₂ 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) [\[See reference 24\]](#).

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 Braintree District Local Plan Review was undertaken to accord with current guidance and good practice. Sustainability objectives developed at the Scoping stage of the SA process were used as a framework against which the plan was appraised.

9.2 The Local Plan provides a vision for the borough up to 2043 together with a spatial strategy to set out the distribution of development and specific site allocations that will make this up. It also includes a variety of development management policies designed to help mitigate the plan's potential negative effects and enhance its positive effects in relation to a range of important topic areas.

9.3 As well as appraising the proposed plan, the SA appraised reasonable alternative options considered by the Council during the plan-making process. These included options for the broad distribution of development across the district (spatial strategy) and for the individual site allocations to be included in the Local Plan. In general, the spatial strategy being taken forward in the Local Plan performs more positively or at least as well against the SA objectives as the rejected options. Many of the preferred development site allocation options also perform more positively than the alternative options. While this was not always the case, it should be remembered that at the options stage of plan-making, potential allocations were appraised before taking into account mitigation that could be provided by site-specific allocation policies or by overarching development management policies.

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 focussed towards the main towns and service villages where service provision is greatest. Good access to these services and facilities is also 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 biodiversity, historic environment and landscape character. The focus of much of the new development towards larger settlements helps to limit 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, will help to mitigate 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 Regulation 19 version of the Local Plan between **September and November 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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September 2026

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