

Section - 1 North Essex Authorities Sustainability Appraisal (SA) (June 2017)

The Conclusions and Recommendations of the report consider the key points from the assessment of Policies SP1-SP7 and Policies SP8-SP10.

A summary of the long-term impacts of Policies SP1-SP7 is contained in Table 27 below:

Policy	Sustainability Objectives (SO)														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Visio n	N/ A	++	++	N/ A	++	++	++	N/ A	++	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A
Objs	+	++	++	+	++	N/ A	++	++	+	+	N/ A	N/ A	N/ A	N/ A	N/ A
SP1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP2	+	++	++	++	++	+/?	++	++	+	+/?	+/?	+/?	+	+/?	N/ A
SP3	N/ A	++	N/ A	N/ A	++	--	N/ A	N/ A	N/ A	N/ A	--	N/ A	N/ A	+/?	N/ A
SP4	N/ A	++	N/ A	++	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A
SP5	N/ A	N/ A	++	++	++	0	++	++	N/ A	0	N/ A	N/ A	N/ A	N/ A	N/ A
SP6	++	N/ A	+	+	N/ A	+	++	++	++	+	+	++	+	0	N/ A
SP7	++	++	++	++	++	++	++	++	+	+	++	+	+	+	0

- The report considers that the following key points can be made regarding the appraisal of the plan's non-site related policies:

The strategic vision for the area will have positive impacts on housing and employment related Sustainability Objectives. The significance of these impacts will increase in the long term with the principle of sustainable Garden Communities being developed as part of a sustainable strategy for growth and in response to objectively assessed housing and employment needs, and also their wider benefits. This will also be the case for health, the natural environment, and the historic environment through the provision of green infrastructure, new and expanded education and health care facilities and recreational land and also the protection and enhancement of countryside and heritage assets. There will additionally be significant long term impacts on ensuring the necessary transport infrastructure to support new development in line with the benefits expected of the Garden Communities as they emerge in the latter stages of the three authorities' Local Plan periods.

□ There will be positive impacts associated with delivering housing need and also employment growth, progressing to significant positive impacts in the long term associated with the requirement that Garden Communities be forthcoming to meet residual or unmet need. This is due to the number of new homes being needed to provide sufficient labour to meet the number of forecast jobs, as per the methodology behind the identification of the need in the OAN Report, and the need to provide a range of employment opportunities in association with Garden City Principles.

□ Employment forecasts have an underlying principle: that planning for housing, economic land uses and community facilities / services should be integrated, so that the demand for labour is fulfilled and there are no unsustainable levels of out-commuting. The principle of these links to identifying future job growth to housing provision is a key tenet of sustainability and as such, there will be further significant positive impacts associated with employment and housing arising from the Section One Plan.

□ The Spatial Strategy will ensure a large number of significant positive impacts, most notably regarding housing delivery, economic growth, public transport improvements and accessibility. The short and medium term impacts of these are related to the notion that development will be accommodated within or adjoining settlements according to their scale and existing role both within each individual district; these correspond to the NPPF requirements of each LPA in the formulation of a Local Plan and offers a local distinctiveness to the strategic area relevant to local needs and communities. Long term impacts will become more significant in line with the emergence of the Garden Communities.

□ Further long term significant positive impacts associated with Garden Communities can be expected to be realised on health, through the integration and requirement of suitable facilities and open space and recreation requirements; sustainable travel through the requirements of sustainable transportation means to be provided, and education and skills through the provision of primary, secondary and early years facilities as per Garden City Principles and Essex County Council infrastructure requirements.

□ Minor positive impacts can be expected through Garden Community developments associated with townscapes through a combined alleviation of pressures on existing settlements at the expected scale and also in conjunction with design expectations and opportunities. This focus away from the expansion of existing settlements will also help to alleviate air quality pressures in settlements.

□ Uncertain impacts can be expected to arise from the principle of Garden Communities regarding the landscapes through the development of green field land, however it should be acknowledged that at the specified scale, and commensurate with the density requirements of Garden City Principles, Garden Communities are capable of mitigating such concerns effectively and creating high quality new environments.

□ Further uncertainty surrounds those impacts of integrating renewable energy technologies explicitly in policy and also water quality, following the findings of the Habitats Regulation Assessment (HRA) Screening Assessment.

□ Further findings of the Habitats Regulations Assessment (HRA) indicate that likely significant (negative) effects can not be ruled out at the current stage regarding the impacts on Natura 2000 sites / designations in the broad area related to their condition, and also water quality. This is related to the level of growth in North Essex rather than any specific means to ensuring such growth within the Section One Plan. It should be noted however that the possibility of mitigation to be successfully integrated into any or all Garden Community within the Plan is likely due to their scale. It is also likely that the requirements of the Garden Communities as contained in Policies SP7-SP10, specifically the integration of Country Parks or any other vehicle for enhanced and significant recreation al land, will alleviate and offset any concerns regarding these Natura 2000 sites. The SA will need updating following

the findings of a subsequent Appropriate Assessment (AA), which will identify more detailed impacts, and the accompanying mitigation strategies.

For Policies SP8-SP10, the report considers that the following key points can be made from the appraisal:

- There will be significant positive impacts associated with the majority of the Garden City principles, in consideration of the policy and the appraisal of the preferred Garden Community option at the Tendring / Colchester Borders. It should be noted that impacts are only relevant in the long term, associated with Garden Communities coming forward in the latter stages of the Plan period. This includes the impact on the regeneration areas within Colchester town centre and to the east of the town, due largely to the Policy content; in particular those related to sustainable transport, in conjunction with the general location of the option.
- There will be largely significantly positive impacts regarding the specific policy principles that combine to offer social and economic benefits, such as housing, employment and improving public transport networks in North Essex. There will also be positive impacts associated with improving the resilience of the town centres of Colchester and Braintree and also green and blue infrastructure in the wider Strategic Area.
- An example where the policies will not ensure significant positive impacts against the Garden City Principles however relates to the aspiration that an appropriate percentage of homes that are classified as ‘affordable’ be for social rent. In addition, the policies are not explicit in a need to consider life-time homes, however do imply provision, including requirements for a mix of housing types and tenures.
- There will also only be minor positive impacts on agricultural land and landscapes due to the loss of agricultural land associated with Greenfield development; however the policies will ensure that development is of a high standard of design and layout drawing on their context and abilities in this regard. The development of Garden Communities in the locations specified, and with the specific policy principles regarding landscape, can be seen to ensure that the best possible development outcomes are achieved in their broad areas.

Table 28 below sets out a summary of impacts of the reasonable Garden Community Options.

GC Option	Sustainability Objectives (SO)									
	1	2	3	4	5	6	7	8	9	10
GCEC1	+	+/?	++	+	++	++	++	++	++	++
GCEC2	+	+/?	++	+	++	++	++	++	++	+
GCEC3	+	+/?	+	+	++	++	++	++	++	+
GCNC1	-	-	-	-	+	++	+	++	++	+/?
GCNC2	-	-	-	-	+	++	+	++	++	+/?

GCWC1	+/?	+/?	+/?	+	+	++	+	++	++	+/?
GCWC2	+/?	+/?	+/?	+	+	++	+	++	++	+/?
GCWC3	+/?	+/?	+/?	+	+	++	+	++	++	+/?
GCWC4	+/?	-	++	+/?	+/?	++	+	++	++	+/?
GCWB1	+/?	+/?	++	+/?	+/?	++	+	++	++	+/?
GCWB2	+/?	-	+	+/?	+/?	++	+	++	++	+/?
GCMP1	--	--	--	+	++	--	+/?	+/?	-	-
GCMW1	-	-	-	--	+/?	++	+	++	++	+/?

- The report summarises the cumulative impacts resulting from the allocated Garden Communities as follows:

The emerging masterplans for the allocated Garden Communities of Tendring / Colchester Borders, Colchester / Braintree Borders and West of Braintree most closely represent:

- Tendring / Colchester Borders – GCEC3
- Colchester / Braintree Borders – GCWC1
- West of Braintree – GCWB1

The following cumulative conclusions can be made of the appraisal of the allocated Garden Community options:

Water

- An increase in demand for water abstraction and treatment resulting from the growth proposed could result in changes in hydrology at European sites due to potential changes in environmental or biotic conditions, water chemistry and the extent and distribution of preferred habitat conditions.
- An increased demand for water supply and treatment has the potential to significantly affect European sites with hydrological connectivity to proposed development within the NEAs as a result of changes in water quantity and quality.

Accessibility

- It is not considered that there are any cumulative accessibility issues surrounding the preferred sites, due to their general geographic distribution.

Air Quality

□ There may be some cumulative road traffic and associated air quality issues from any of the Garden Communities with any non-strategic site allocations in the Councils' respective Section Twos that are in close-proximity

The Historic Environment

□ Cumulative impacts are limited regarding historic environmental features due to the geographic dispersal of the Garden Communities.

Landscape

□ Cumulative impacts are limited regarding landscape due to the geographic dispersal of the Garden Communities.

Biodiversity

□ The HRA indicates that development may have significant environmental effects associated with recreation on all Natura 2000 sites within the scope of the HRA. This is largely related to the scale of growth rather than the sites specifically, however the HRA does identify that mitigation could be effective should proposals incorporate extensive provision of alternative greenspace and green infrastructure; incorporation of which is a Garden City principle that any proposal would have to commit to.

Neighbouring Properties / Coalescence with Existing Settlements

□ There will be no cumulative impacts associated with the effects on occupiers of existing properties and neighbouring areas/towns resulting from the Garden Communities due to their geographic distribution. Garden City principles would have to be adhered to in regard to a surrounding belt of countryside to avoid sprawl, and this minimises any perceived coalescence and resulting impact on existing settlements.

□ Cumulatively, no one existing settlement would be negatively affected by any combination of Garden Communities. More holistically, similarly will no single Landscape Character Area be affected by a combination of Garden Communities, of which existing historic settlements form an important part of integrity and sensitivity.

□ Benefits will be realised for existing nearby communities regarding an increase in services and local infrastructure in the wider areas beyond the Garden Communities.

Public Transport

□ There will be significant positive cumulative impacts resulting from the allocated Garden Communities in response to their individual potential to significantly improve public transport links within the North Essex Authorities area. Positive impacts can also be expected to benefit wider local areas in proximity to the Garden Communities.

Health

□ The notion of Garden Communities will have positive synergistic impacts regarding health outcomes, with the level of growth required in the North Essex Authorities being provided through developments that require walking, cycling and public transport designed to be the most attractive forms of local transport.

Town Centres

□ There will be significant positive cumulative impacts resulting from the allocated Garden Communities in response to their individual potential to significantly support and improve the viability of the town centres of Colchester and Braintree within the North Essex Authorities area. Positive impacts can also be expected to benefit wider local areas in proximity to the Garden Communities, with enhanced public transport opportunities to such centres in the locality.

Housing

□ All of the Garden Communities can be expected to have significantly positive impacts on housing growth. Cumulatively, these impacts become more positive over the plan period and beyond, with the ability to successfully integrate all housing types and tenures, including gypsy and traveller provision.

Employment

□ All of the Garden Communities can be expected to have positive impacts on employment growth. Cumulatively, these impacts can become more positive over the plan period and beyond, with the ability to successfully integrate a wide range of local jobs within easy commuting distance from homes.

□ Access and public transport requirements of Garden Communities may in practice result in out-commuting beyond each Garden Community and local centres within the North Essex Authorities area. This should not be considered a criticism of the Garden Communities, being more reflective of travel to work flows and commuting patterns within the North Essex Authorities area.

Mixed-use Developments

□ All of the Garden Communities can be expected to have a strong prospect of providing the full suite of required mixed-use opportunities, including the provision of both primary and secondary schools. This will have significant cumulative benefits across the North Essex Authorities area and wider benefits for existing communities in the broad areas for each Garden Community.

Open Space and Sustainable Drainage Systems

□ All of the Garden Communities can be expected to have a strong prospect of providing the full suite of open space, allotments/food production areas, biodiversity gains and SuDS. This will ensure cumulative benefits across the North Essex Authorities area and wider benefits for existing communities in the broad areas for each Garden Community.

□ There are likely to be additional cumulative benefits associated with wider health outcomes outside the direct scope of the Garden City principles.

□ Impacts are however identified as limited at this stage on a plan-wide level regarding biodiversity gains and open space / Country Park requirements. This is due to the findings of the HRA and pending those of the AA and resulting mitigation strategies.

□ At this stage the possibility that one or more Garden Communities could be required to change as a result of any required SANGS or Country Park type recreational land to minimise the impacts on Natura 2000 sites can not be ruled out. It is possible that some Garden Communities may require a larger amount of recreational land to offset impacts on Natura 2000 sites that are specifically under threat from the scale of development in that broad location.

□ In addition, the location and scale of any forthcoming recreational land that may be required could result in harmful impacts financially on existing Country Parks within the ECC Country Park model through increased competition.

Soil

□ Cumulative impacts are limited regarding the loss of high quality soils due to the geographic dispersal of the Garden Communities and quality of soils at each individual location.

Climatic Factors

□ Whereas negative impacts can be expected regarding carbon emissions, this is more relevant to the level of growth. In this context, the Garden Communities can be expected to offer some small cumulative benefits in so far as energy efficiency can be ensured throughout development in accordance with Garden City principles and the wider policy framework within Section One to which any forthcoming planning applications would have to adhere.

- The report makes the following recommendations, which include those taken on board throughout the SA process:

At the Preferred Options stage, the SA recommended that **Policy SP6** could be more explicit as to the requirements of new development in regards to the historic environment and assets and also scope for the policy to regard surface water flood risk. Both of these recommendations have been factored into the Policy. The Preferred Options SA also recommended that the Policy could respond to aspirations to increase renewable energy generation in strategic scale development opportunities. This recommendation is still valid at this stage, and reiterated within this SA; however it should be acknowledged that such integration is not considered to affect the principle of any development coming forward compliant with Policy SP6, and that the requirement at this stage could be considered premature in light of the emerging Garden Community masterplans and what is viable and achievable. A final recommendation regarding Policy SP6 is that as written there may be some level of conflict between the principle that seeks green and blue infrastructure to be integrated with multi-functional public open space requirements. The incorporation of these should be considered separate requirements, as biodiversity features are unlikely to flourish through human disturbance.

□ At the preferred options stage, the SA highlighted that for **Policy SP7**, heritage assets exist across all of the Garden Community areas (and additionally potential archaeological deposits that would need to be excavated). At that stage a recommendation was made that Policy SP7 could include a principle that masterplans seek ways to achieve quality and active management of heritage assets and the historic environment as part of a positive strategy for their conservation and enjoyment. This recommendation has since been incorporated into the Policy.

□ It can be considered that the majority of the Garden Community options will have some degree of impact on agricultural land, landscape, sites of nature conservation and the historic environment / heritage assets. It should be acknowledged that such issues are not insurmountable at the scales of development proposed in the options and that effective masterplanning and Garden Community specific DPDs can seek to protect and enhance conditions further.

□ At the preferred Options stage, the SA recommended that for **Policy SP9** requirements ensuring the protection and/or enhancement of Marks Tey Brickpit SSSI were included within the Policy, as identified by the fact that the broad location is in the SSSI's Impact Risk Zone (IRZ) for the designation. This recommendation has been effectively factored into the policy.

At the Preferred Options stage, the SA recommended that for Policy SP10 requirements ensuring the protection and/or enhancement of the heritage asset of the Saling Hall conservation area and areas of deciduous woodland within and adjoining the site could additionally be included to factor in the Registered Park and Garden of Saling Grove. This recommendation has been effectively factored into the policy.

Section 2 Tendring District Local Plan Sustainability Appraisal (SA) Non-Technical Summary (June 2017)

- This report summarises the impacts raised in the assessment of each element of the Plan.

Sustainability Objective 1: To provide decent and affordable homes for all

Significantly Positive Impacts

The Plan's Living Places Policies can be seen to have significant positive impacts on both housing delivery, including housing of a range of types and tenures to meet identified needs, and development that represents an efficient use of land by way of accessibility and ensuring suitable densities.

Housing growth is focused on the District's main settlements in Section Two, in accordance with the Spatial Strategies of both Sections One and Two. This focuses growth proportionately to the settlements within the settlement hierarchy with the highest existing populations, offering significant positive benefits in these areas particularly regarding affordable housing delivery.

Sustainability Objective 2: To ensure that development is located sustainably and makes efficient use of land

Significantly Positive Impacts

The Plan's policies seek to effectively deliver housing in line with the Settlement Hierarchy; primarily to Strategic Urban Settlements, Smaller Urban Settlements and Rural Service Centres. These locations have existing services, jobs and public transport infrastructure.

The Plan's preference for a number of Strategic Mixed Use developments in line with the above, particularly within the Clacton area, enables growth to develop in line with the social and economic sustainability objectives to deliver a suitable mix of types and tenures in sustainable locations. In the long term, the development of the Garden Community will ensure similar aspirations elsewhere in the District.

The Garden Community at Tending / Colchester Borders (assessed in Section One) will have significantly positive impacts associated with the provision of new infrastructure in line with the scale proposed. These impacts are strengthened in further consideration of such infrastructure provision in the broad location within the District, which can serve the existing and wider rural communities in an accessible location. Section Two of the Plan focuses on the allocation of a number of Strategic Mixed Use and Housing sites in few locations commensurate to the Settlement Hierarchy. This gives rise to a number of positive impacts in regard to the sustainable use of land.

The majority of the Plan's housing allocations across the Plan area can be seen to have significantly positive impacts regarding the re-use of previously developed land in accessible locations and in close proximity to the service centre. This approach is preferable in sustainability terms to the allocation of a larger number of smaller sites on a more piecemeal basis. This not only represents a sustainable and efficient use of land but also ensures positive impacts on the quality of the townscape and landscape, particularly in accordance with the Plan's site specific policies that ensure masterplanning, and also the specific thematic policy content relevant to design and amenity.

Sustainability Objective 3: Harness the District's economic strengths

Significantly Positive Impacts

- The Plan's Prosperous Places Policies will have significant positive cumulative impacts on the economy and employment growth across a range of sectors as per the general focus of such policies. In addition there will also be a cumulative strengthening of ensuring that development makes an efficient use of land by being focused sustainably and assimilated in areas that will support the regeneration of identified areas.
- There will also be significant positive cumulative impacts on minimising the need to travel and the general locational requirements of the policies and allocations for different types of employment development suitable for different parts of the District. As a result of this, the policies and allocations within the Prosperous Places Policies will ensure that development is located in reflection of and in response to skills within the District, notably those of urban and rural areas.
- The Plan's allocated Garden Community (Section One) and Strategic Mixed Use development allocations will ensure positive effects regarding access to a range of employment opportunities in commuting distance. This ensures that homes are supported by employment opportunities, a key tenet of social and economic sustainability.

The Plan's strategic mixed use and employment allocations cumulatively ensure that a range of new employment opportunities will be forthcoming throughout the Plan area, across a range of sectors. The Plan also seeks to safeguard port related development.

- The main focus of growth in Strategic Urban Settlements, Smaller Urban Settlements and the Rural Service Centre of Weeley can be expected to have significant positive impacts on the vitality and viability of the Plan's town centres, with the aspiration that increased growth will stimulate improvements and investment.

Sustainability Objective 4: Minimise transport growth whilst capturing the economic benefits of international gateways

Positive Impacts

- Positive impacts will be realised regarding aspirations to minimise transport growth through the general focus of the Plan's housing allocations to existing towns and the locational criteria for future housing proposals.
- The Connected Places Policies will have significant positive cumulative impacts on the primary aspirations of the Policies: that being ensuring accessibility and public transport opportunities and uptake are maximised from new development, and also ensuring economic and business growth in the District. These impacts will then have a synergistic positive impact on reducing transport emissions.
- Through the Garden Community (Section One) and the Section Two strategic allocations, there is a focus on dispersing growth to those areas with existing strategic transport links (A-roads, B-roads and rail links) in the plan area.
- In addition, positive impacts are likely to occur regarding sustainable transport uptake; however it should be acknowledged that there are uncertain cumulative impacts on the transport infrastructure around Clacton and Weeley may require further investigation through masterplanning of the SAMU allocations, particularly regarding the A133 / Colchester Road as the main strategic road into and out of Clacton. Similar uncertain impacts are considered relevant to highlight case surrounding the cumulative impact of the Plan's allocations in Dovercourt.

Sustainability Objective 5: To build stronger more resilient sustainable communities with better education and social outcomes

Positive Impacts

- The Plan's Section Two Strategic Policies, Vision and Objectives will ensure significant positive cumulative impacts on social and economic criteria, largely related to ensuring housing and employment needs are met whilst simultaneously ensuring that new development is located in sustainable locations with wider benefits for new and existing communities through new infrastructure delivery.
- There will be significant positive individual and cumulative impacts regarding social infrastructure provision arising from the Garden Community (Section One) and Strategic Mixed Use development allocations, which will deliver secondary and primary education facilities respectively as well as ensuring the availability of land for healthcare facilities.
- The preferred sites within the Frinton, Walton, Kirby-le-Soken and Kirby Cross area are likely to have cumulative negative impacts on primary school capacity however additionally the cumulative numbers of Local Plan allocations and existing permissions are likely to

ensure that the threshold for the expansion of primary capacity can be met. This is also the case for the allocations within the Mistley / Manningtree area in accumulation with existing permissions. Despite this, the Plan's policy content seeks contributions in each instance of significant new development, and generally, to seek to address these impacts. For this reason, uncertain impacts are highlighted overall existing regarding school capacities.

Sustainability Objective 6: Protect and enhance natural, historic and environmental assets

Positive / Negative Impacts

- The high level elements of the Plan suitably aim that natural, historic and environmental assets are protected and enhanced.
- The findings of the Appropriate Assessment (AA) (2017), regarding recreational pressures associated with the increase in growth across the wider North Essex Authorities area concludes that 'providing that the North Essex Authorities continue to collaborate and prepare the necessary Recreation Avoidance and Mitigation Strategies (RAMS) ... in close consultation with Natural England, and the RAMS are ready for implementation prior to adoption of the Section 1 and Section 2 Local Plans, the Strategic Section 1 Local Plans is not predicted to result in adverse effects on the integrity of the Stour and Orwell Estuaries SPA/Ramsar, Hamford Water SPA/Ramsar, Essex Estuaries SAC, Colne Estuary SPA/Ramsar, or Blackwater Estuary SPA/Ramsar, either alone or in-combination with other plans and projects as a result of recreation.' This includes the whole Tending District Local Plan
- There can also be expected to be additional positive impacts on the enhancement of biodiversity through multi-purpose Green Infrastructure provision in accumulation with quality standards for Natural and Semi-Natural Greenspace, Green Corridors and general park and garden amenity space. Although there are likely to be pressures between human use and biodiversity interest on individual sites, there can still be expected to be positive outcomes for biodiversity cumulatively through the integration of a multitude of recreation and non-recreation based open space provision throughout the Plan area.
- It is possible that the scale of growth within Clacton could affect the Conservation Area, representing as it does the town's historic core and focus for town centre services, although uncertain impacts are raised at this time in advance of any newly commissioned Conservation Area Management Plans in addition to updates to the existing Conservation Area Character Appraisals.
- It is inevitable, giving the amount of agricultural land within the District that there would be losses associated with growth that requires the development of Greenfield land, and this will lead to negative impacts. Nevertheless, it is not considered that this loss is significant at the locations allocated, especially in light of the reasonable alternatives considered.
- Regarding landscape, the SAMU allocation at Rouses Farm has been assessed as having a negative impact on landscape due to coalescence with Jaywick; however the relevant SAMU policy will require effective landscape mitigation on site from any forthcoming application. Historic assets are largely protected through policy and the supporting text of the Plan, and there are not considered to be any cumulative impacts on any one asset as a result of the Plan's allocations.

Sustainability Objective 7: Reduce contributions to climate change

Positive / Negative Impacts

- The Plan's Protected Places Policies will ensure significant positive impacts on their primary aim: to protect and enhance natural, historic and environmental assets. This in turn will also see cumulative positive impacts on the conservation and enhancement of natural resources and the reduction of climate change impacts.
- In reflection of the cumulative concerns associated with transport in Clacton, there can be expected to be some level of deterioration in air quality associated with development at the cumulative scale proposed surrounding the A133 / Colchester Road resulting in uncertain impacts. Despite this, the majority of development is not directly located on this road and any forthcoming masterplanning can ensure that such impacts are suitably mitigated. It should additionally be acknowledged that the SAMU allocations around Clacton are within peripheral locations that benefit from access to strategic roads, or otherwise link roads are proposed

Sustainability Objective 8: To conserve and enhance natural resources and reduce climate change impacts

Positive / Negative Impacts

- Regarding water quality (SO11), the Appropriate Assessment concludes the following, 'the measures provided in the Section 2 Local Plan will (also) provide sufficient certainty that the overall strategic growth proposed in North Essex as part of the Section 1 for Local Plans will not result in significant adverse effects on the Stour and Orwell Estuaries SPA/Ramsar, Colne Estuary SPA/Ramsar, or Essex Estuaries SAC as a result of changes in water quality.'
- It has been assessed that there will be no cumulative impacts regarding flood risk associated with the Plan's allocations, in line with findings of the Sequential Testing of sites forming part of the Plan's evidence base. In addition, policy exists to ensure that SuDS be integrated into new schemes.
- Regarding sewerage capacity, the Plan states that, 'major new developments may require upgrades to existing sewage treatment works, known as Water Recycling Centres, which may be funded by Anglian Water. Such works will need to be planned and funded through Anglian Water's 5-year business plans and approved by the regulator (OFWAT).' Policy PPL5 states that, 'proposals for development must demonstrate that adequate provision exists, or can be made available, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).' In response to this, uncertain impacts must be highlighted for the Plan's site allocations individually (in regard to those strategic allocations) and cumulatively.
- The report considers the impacts of proposed allocations including the Tendring and Colchester Borders Garden Community.

It explores:

- The Tendring / Colchester Borders Garden Community;

- The Plan's Strategic Mixed Use, Housing and Employment allocations; and
- The plan's non-strategic (medium sized) site allocations.

The sites have been looked at per Sustainability Objective topic. In addition, impacts per broad area are also identified within the commentary, including the reasons for their selection in light of reasonable alternatives:

- Tendring Colchester Borders Garden Community

7,000-9,000 dwellings in total, with 2,500 in the Plan period to 2033

Reason for Selection: See Part 1 SA.

- Allocated Strategic Mixed Use, Housing and Employment Allocations

Policy SAMU1 – Development at Edme Maltings, Mistley

150 homes, 0.13 ha employment land

Reason for Selection: The selection of this site for mixed use development responds to the redevelopment of brownfield land that will become vacant in the plan period. The site is within close proximity to the rail station and the future of such a sustainable site in this regard is best ensured through a plan led approach which can ensure additional policy criteria to ensure the most sustainable outcomes. The development of site can also offer key enhancements to the Conservation Area that might otherwise not be forthcoming without specific appropriate site policy criteria.

Policy SAMU2 – Development at Hartley Gardens, Clacton

800-1,000 homes within plan period (up to an additional 700 beyond), 7ha employment

Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.

Policy SAMU3 – Development at Oakwood Park, Clacton

500 homes, non-employment uses

Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.

Policy SAMU4 – Development at Rouses Farm, Jaywick Lane, Clacton

850 homes, non-employment uses

Reason for Selection: The site forms a sustainable extension of Clacton, with the ability to meet infrastructure thresholds for new education and healthcare provision. The allocation supports the Spatial Strategies of both Sections One and Two of the Plan in focusing proportionate growth to existing settlements in order to meet OAN requirements and supporting employment opportunities, and is suitable in response to the lack of available brownfield land within Clacton and the wider plan area.

Policy SAMU5 – Development South of Thorpe Road, Weeley

280 homes, 1.0ha employment

Reason for Selection: Weeley is a broadly sustainable location, with both strategic road and rail links in a central district location with ease of access to the main town of Clacton. Located within a rural service centre, the allocation makes a meaningful contribution toward addressing local housing and associated development needs, supports the village economy and assists with the overall housing growth proposed for the District.

Policy SAH1 – Development at Greenfield Farm, Dovercourt

164 homes

Reason for Selection: Harwich and Dovercourt represents a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1352, is in close proximity to services and represents a logical extension to the built up area.

Policy SAH2 – Development at Low Road, Dovercourt

300 homes

Reason for Selection: Harwich and Dovercourt represents a Strategic Urban Settlement within the District, and a primary focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan. The site has good access to the B1414, is in close proximity to services and represents a logical extension to the built up area.

Policy SAH3 – Development at Robinson Road, Brightlingsea

115 homes

Reason for Selection: Brightlingsea represents a Smaller Urban Settlement within the District, and a focus of growth in regard to the Spatial Strategies of both Sections One and Two of the Local Plan and the settlement hierarchy (Policy SP1). The principle of growth established, the site represents a proportional sized development within the area, and preferable in this regard to the larger strategic sites proposed (alternative sites BR4, BR5, BR6 and BR7 in this SA – see Appendix 2), or a combination of smaller piecemeal developments within the settlement.

Policy SAE1 – Carless Extension, Harwich

4.5ha employment (extension to existing refinery)

Reason for Selection: The proposal as allocated within the Plan represents a modest expansion of the existing refinery. The expansion of an existing employment site ensures that the principle of development for such uses, and supporting infrastructure are largely established. The proposed site represents a logical extension in terms of the built form of the area.

Policy SAE2 – Land South of Long Road, Mistley

2.0ha employment (B1, B2, B8)

Reason for Selection: This employment site development is expected to be delivered within this Plan period and is envisaged to include warehousing, distribution yard and office development to accommodate an industrial use. The site benefits from planning permission to include financial and professional services, restaurants and cafes, non-residential institutions and business space (A2, A3, D1 and B1).

Policy SAE3 – Lanswood Park, Elmstead Market

1.2ha (non-specific employment uses)

Reason for Selection: Lanswood Park is an existing high quality, semi-rural commercial development situated to the south of the A133 between Elmstead Market and Frating, five miles west of Colchester. Phases 1 and 2 form a business centre offering commercial and office floorspace which has attracted a wide range of occupiers. The third phase has been completed and let. Phases four and five remain to be developed. Given the on-going success of employment development at this site, it is proposed to extend the existing extent of employment land by way of a further allocation.

Policy SAE4 – Mercedes Site, Bathside Bay

7.4ha (port related development)

Reason for Selection: Planning permission has already been granted for open air storage and distribution, an office, welfare facilities in the form of porta cabins and the installation of perimeter and lighting towers on the site. The Mercedes site is included within the larger boundary of the proposed Bathside Bay development. The wider Bathside Bay project has secured planning permission which is subject to a condition that development must be commenced before 2021 (10/0202/FUL). It is considered that the Mercedes site will aid the enabling of this permission by providing a site for the relocation of an existing small boat quay, as well as further facilities.

Policy SAE5 – Development at Mistley Port

Safeguarded port related development

Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transshipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The

port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.

Policy SAE6 – Development at Mistley Marine

Safeguarded marine related employment

Reason for Selection: Mistley Quay is currently occupied by Mistley Port, a commercial port handling a range of cargoes, including the transshipment of bulk malts. These operations provide a source of local employment within the warehousing and distribution sectors. The industrial character of the quayside is an important part of the character of the wider Manningtree and Mistley Conservation Area and contributes to Mistley's unique sense of place. As such, the Council is safeguarding this land for port-related development only. The port has the potential to achieve modest growth to meet future demands by developing value-added processing and dredging the channel adjacent to Mistley Quay to allow larger shipping.

Policy SAE7 – Stanton Europark

2-4ha (B2/B8, A1, D2)

Reason for Selection: Stanton Europark is a brownfield site in single ownership located near to Harwich Port. The site already benefits from an outline planning permission granted in March 2012 for 1.6 hectares of employment uses. Development has already taken place on either side of the proposed site access road. Development at Stanton Europark has the ability to provide higher value retail and leisure development.

- Other allocations in Clacton

Former Tendring 100 Waterworks Site, Clacton-on-Sea, CO16 8AW

Total: 90

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

522-524 St. John's Road, Clacton-on-Sea, CO16 8DY.

Total: 43

Reason for Selection: The allocation responds to the redevelopment of a number of existing dwellings for wider housing gains (brownfield land) within the District's main settlement / town.

Orchard Works, r/o London Road, Clacton-on-Sea, Essex CO15 3SY.

Total: 20

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

Land off Cotswold Road, Clacton-on-Sea

Total: 12

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town.

Station Gateway Development, Clacton-on-Sea

Total: 60

Reason for Selection: The site responds to the allocation of brownfield land for development within the District's main settlement / town in an accessible location for public transport links.

- Other Allocations in Harwich and Dovercourt

Harwich & Parkeston Football Club, Main Road, Harwich

Total: 89

Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.

Part of Mayflower Primary School, Main Road, Harwich

Total: 15

Reason for Selection: The site responds to the allocation of brownfield land for development within a Strategic Urban Settlement in an accessible location for a range of existing services.

- Other Allocations in Walton

Southcliffe Trailer Park, Woodberry Way, Walton-on-Naze

Total: 15

Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.

Land at the Farm, Kirby Road, Walton-on-Naze CO14 8QS

Total: 47

Reason for Selection: The site represents a modest development and logical extension of the settlement. The represents the most suitable greenfield proposal for development at this scale, and is preferable to the allocation of a larger amount of smaller piecemeal options.

Station Yard and Former Avon Works, Walton-on-Naze

Total: 40

Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.

Old Town Hall Site, Mill Lane, Walton-on-Naze

Total: 15

Reason for Selection: The allocation responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location for a range of existing services.

- Other Allocations in Manningtree / Mistley

Land south of Pound Corner

Total: 25

Reason for Selection: The site responds to the allocation of brownfield land for development within a Smaller Urban Settlement in an accessible location.

- Other Allocations in Rural Service Centres

Land at Montana Roundabout, Little Clacton

Total: 35

Reason for Selection: The site responds to a modest amount of growth proportionate to Little Clacton, and is the most sustainable option considered in the area regarding access to services.

Land at Weeley Council Offices

Total: 24

Reason for Selection: The site responds to the allocation of brownfield land for development within a Rural District Centre in an accessible location for a range of existing services.

Sustainability Objective 1: To provide decent and affordable homes for all

Significant positive impacts identified

The Plan's allocations can be seen to be suitably distributed throughout the plan area, in accordance with Policy LP1: Housing Supply and the Spatial Strategies of both Sections One and Two of the Plan, to deliver housing needs to both existing and also future communities. Housing growth is focused on the District's main settlements in Section Two, with the highest existing populations, offering significant positive benefits in these areas particularly regarding affordable housing delivery. The Plan's preference for a number of Strategic Mixed Use developments, particularly within the Clacton area, enables growth to develop in line with the social and economic sustainability objectives to deliver a suitable mix of types and tenures in sustainable locations. In the long term, the development of the Garden Community will ensure similar aspirations elsewhere in the District without putting pressure on existing communities in regard to integration and social inclusion.

Sustainability Objective 2: To ensure that development is located sustainably and makes efficient use of land

Significant positive impacts identified

The Garden Community at Tending / Colchester Borders (assessed in Section One) will have significantly positive impacts associated with the provision of new infrastructure in line

with the scale proposed. These impacts are strengthened in further consideration of such infrastructure provision in the broad location within the District, which can serve the existing and wider rural communities in an accessible location. Section Two of the Plan focuses on the allocation of a number of Strategic Mixed Use and Housing sites in few locations commensurate to the Settlement Hierarchy. This gives rise to a number of positive impacts in regard to the sustainable use of land; particularly where policies exist that ensure the availability of land for educational and healthcare facilities. Specifically in Clacton the allocation of three such sites for strategic development will significant positive impacts in regard to infrastructure provision, and employment provision in Clacton, an identified regeneration area. The majority of the Plan's housing allocations across the Plan area can be seen to have positive impacts regarding the re-use of previously developed land in accessible locations and in close proximity to the service centre. This approach is preferable in sustainability terms to the allocation of a larger number of smaller sites on a more piecemeal basis. This not only represents a sustainable and efficient use of land but also ensures positive impacts on the quality of the townscape and landscape, particularly in accordance with the Plan's site specific policies that ensure masterplanning, and also the specific thematic policy content relevant to design and amenity.

Sustainability Objective 3: Harness the District's economic strengths

Significant positive impacts identified

The Plan's allocated Garden Community (Section One) and Strategic Mixed Use development allocations will ensure positive effects regarding access to a range of employment opportunities in commuting distance. This ensures that homes are supported by employment opportunities, a key tenet of social and economic sustainability. The Plan's strategic employment allocations cumulatively ensure that a range of new employment opportunities will be forthcoming throughout the Plan area, within a range of sectors. These policies also seek to safeguard port related employment, where possible and relevant to / in accordance with the presumption of sustainable development. The main focus of growth in Strategic Urban Settlements, Smaller Urban Settlements and Rural Service Centres can be expected to have significant positive impacts on the vitality and viability of the Plan's town centres, with the aspiration that increased growth will stimulate improvements and investment. These positive impacts, particularly in the Clacton area are significant.

Sustainability Objective 4: Minimise transport growth whilst capturing the economic benefits of international gateways

Positive impacts identified

Through the Garden Community (Section One) and the Section Two strategic allocations, there is a focus on dispersing growth to those areas with existing strategic transport links (both A-roads, B-roads and rail links) in the plan area. Positive transport impacts have been assessed in response to direct or nearby access to strategic roads in the District and minor positive impacts have been assessed as relevant for those Preferred Options that have direct access to the District's B-Roads. In addition, positive impacts are likely to occur regarding sustainable transport uptake; however it should be acknowledged that the cumulative impact on the transport infrastructure around Clacton and Weeley may require further investigation through masterplanning of the SAMU allocations, particularly regarding

the A133 / Colchester Road as the main strategic road into and out of Clacton. This is also considered the case surrounding the Plan's allocations in Dovercourt.

Sustainability Objective 5: To build stronger more resilient sustainable communities with better education and social outcomes

Positive impacts identified

There will be significant positive individual and cumulative impacts regarding social infrastructure provision arising from the Garden Community (Section One) and Strategic Mixed Use development allocations, which will deliver secondary and primary education facilities respectively as well as ensuring the availability of land for healthcare facilities. This responds to the level of provision that can be expected from each allocation's dwelling yield and policy requirements; ensuring that thresholds are met for new school provision. regarding wider infrastructure, these allocations (and related policies) ensure significant improvements in green infrastructure, open space provision and supporting new healthcare provision subject to verification and further discussions with the NHS. In line with this, the delivery of the SAMUs can ensure the significant long-term improvement in infrastructure to support the plan's non-strategic site allocations which cumulatively could be expected to give rise to issues surrounding existing infrastructure capacities; this is in response to the majority of non-strategic allocations which can all be expected to create individual and cumulative primary school capacity issues. The preferred sites within the Frinton, Walton, Kirby-le-Soken and Kirby Cross area are likely to have cumulative negative impacts on primary school capacity however additionally the cumulative numbers of Local Plan allocations and existing permissions are likely to ensure that the threshold for the expansion of primary capacity can be met. This is also the case for the allocations within the Mistleley / Manningtree area in accumulation with existing permissions. Overall however, minor positive impacts are highlighted for the Plan's allocations.

Sustainability Objective 6: Protect and enhance natural, historic and environmental assets

Uncertain impacts

It is possible that the scale of growth within Clacton could affect the Conservation Area, representing as it does the town's historic core and focus for town centre services. It is also in close proximity to rail links and other transport interchanges. Despite this, Clacton is an identified regeneration area and inward investment in the town and the resultant improvements to the vitality and viability of the centre can contribute to ensuring that the Conservation Area is enhanced. The scale and location of growth at both the strategic and non-strategic within the Plan area and wider North Essex Authorities area is likely to create some degree of cumulative pressure on international designations associated with coastal and estuarine locations within Tendring. The findings of the Appropriate Assessment (AA) (2017), regarding recreational pressures associated with the increase in growth across the wider North Essex Authorities area concludes that 'providing that the North Essex Authorities continue to collaborate and prepare the necessary Recreation Avoidance and Mitigation Strategies (RAMS) ... in close consultation with Natural England, and the RAMS are ready for implementation prior to adoption of the Section 1 and Section 2 Local Plans, the Strategic Section 1 Local Plans is not predicted to result in adverse effects on the integrity of the Stour and Orwell Estuaries SPA/Ramsar, Hamford Water SPA/Ramsar, Essex Estuaries SAC,

Colne Estuary SPA/Ramsar, or Blackwater Estuary SPA/Ramsar, either alone or in combination with other plans and projects as a result of recreation.' This includes the whole Tending District Local Plan. In the current absence of a RAMS, uncertain impacts are highlighted for the Plan area. It is inevitable, given the amount of agricultural land within the District that there would be losses associated with growth that requires the development of Greenfield land. Nevertheless, it is not considered that this loss is significant at the locations allocated, especially in light of the reasonable alternatives considered. The Plan seeks to allocate brownfield sites within the first instance, with losses of agricultural land only associated with strategic allocations. The Strategic sites are predominantly within Grade 3 ALC (good-moderate), with the exception of Rouses Farm which is in Grade 2 ALC (very good). It should be noted that significant areas of Grade 1 (Excellent) and 2 ALC exist within the District, and with that in mind, the allocations represent an avoidance of the best and most versatile land through the majority of the allocations. Regarding landscape, the SAMU allocation at Rouses Farm has been assessed as having a negative impact on landscape, due to potential coalescence with Jaywick however mitigation is sought within the relevant SAMU policy. Historic assets are largely protected through policy and the supporting text of the Plan, and there are not considered to be any cumulative impacts on any one asset as a result of the Plan's allocations.

Sustainability Objective 7: Reduce contributions to climate change

Uncertain impacts

In reflection of the cumulative concerns associated with transport in Clacton, there can be expected to be some level of deterioration in air quality associated with development at the cumulative scale proposed surrounding the A133 / Colchester Road. Despite this, the majority of development is not directly located on this road and any forthcoming masterplanning can ensure that such impacts are suitably mitigated. It should additionally be acknowledged that the SAMU allocations around Clacton are within peripheral locations that benefit from access to strategic roads, or otherwise link roads are proposed, and this alleviates any possible air quality deterioration within the town centre, due both to the town centre effectively being bypassed for movements in and out of Clacton and also in line with short trips being in walking / cycling distance and utilising existing public transport links.

Uncertain impacts

Sustainability Objective 8: To conserve and enhance natural resources and reduce climate change impacts

Uncertain impacts

It has been assessed that there will be no cumulative impacts regarding flood risk associated with the Plan's allocations, in line with findings of the Sequential Testing of sites forming part of the Plan's evidence base. In addition, policy exists to ensure that SuDS be integrated into new schemes, which can have secondary positive impacts on biodiversity. Despite this, a number of the strategic allocations have some element of flood risk on site. The Oakland and Rouses Farm SAMUs have no significant fluvial flood risk, and in the case of Oakland Park SAMU, only small areas of high risk from surface water flooding; however again these can be factored into any proposal of this scale. There are however potential cumulative negative impacts associated with groundwater protection at SAE5 and SAE6 at Mistley,

leading to an uncertain impact at this stage. The Hartley Gardens SAMU has more significant fluvial and surface water flood risk, and these will also have to be factored into any masterplan. Regarding water quality (SO11), the Appropriate Assessment concludes the following, 'the measures provided in the Section 2 Local Plan will (also) provide sufficient certainty that the overall strategic growth proposed in North Essex as part of the Section 1 for Local Plans will not result in significant adverse effects on the Stour and Orwell Estuaries SPA/Ramsar, Colne Estuary SPA/Ramsar, or Essex Estuaries SAC as a result of changes in water quality.' Regarding sewerage capacity, the Plan states that, 'major new developments may require upgrades to existing sewage treatment works, known as Water Recycling Centres, which may be funded by Anglian Water. Such works will need to be planned and funded through Anglian Water's 5-year business plans and approved by the regulator (OFWAT).' Policy PPL5 states that, 'proposals for development must demonstrate that adequate provision exists, or can be made available, for sewage disposal to a public sewer and water recycling centre (sewage treatment works).' In response to this, uncertain impacts must be highlighted for the Plan's site allocations individually (in regard to those strategic allocations) and cumulatively.

- The report makes recommendations in regard to the following matters:
 - Policy PPL10: Renewable Energy Generation - Within the Preferred Options SA, it was recommended that although issues are specifically addressed in other thematic policies, the Policy could be expanded to consider the effects of biodiversity / wildlife designations, the historic environment and landscape as appropriate. Although this policy has incorporated the need for consideration of cumulative impacts in this Draft Publication iteration, it is considered that the original SA recommendation is still applicable and relevant at this stage.
 - Policy SAE2: Land South of Long Road, Mistley - It is recommended that the policy is expanded to address the potential for negative impacts on a SSSI through the requirements for an assessment of the potential impacts to accompany any planning application.
 - Policy SAE3: Lanswood Park, Elmstead Market - It is recommended that the Policy make reference to the fact that the site is within a Minerals Safeguarding Area as consistent with other Delivering Places policies.
 - Policy SAE4: Mercedes Site, Bathside Bay - It is recommended that the policy is expanded to address potential issues surrounding fluvial flood risk as consistent with other Delivering Places policies.
 - Policy SAE5: Development at Mistley Port & Policy SAE6: Development at Mistley Marine - These sites have negative impacts associated with being within a groundwater protection zone associated with historic uses in the wider area. It is recommended that the policy addresses the requirement for suitable conditions or exemptions from applications within these sites
 - Policy SAE7: Stanton Europark - It is recommended that the policy is expanded to address potential issues surrounding impacts on sites designated for wildlife conservation as consistent with other Delivering Places policies
- It is possible that the scale of growth within Clacton could affect the Conservation Area, representing as it does the town's historic core and focus for town centre services, although

uncertain impacts are raised at this time in advance of any newly commissioned Conservation Area Management Plans in addition to updates to the existing Conservation Area Character Appraisals. It is recommended that these are undertaken as part of any plan review.