



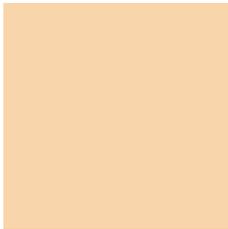
# Local Development Framework

## Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA)

### Site Assessment Methodology and Criteria

June 2011





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## I Introduction

- I.1** This report is the Site Assessment Methodology and Criteria proposed to be used to assess potential sites for their sustainability.
- I.2** This assessment of sustainability is part of an overall requirement to undertake Sustainability Appraisals and Strategic Environmental Assessments (SA/SEA) for all policies, including policies to allocate land for different uses or developments (e.g. housing, employment, recreation etc) in Development Plan Documents. Before options for such land allocations can be proposed and appraised, a basic level of site assessment for all potential sites is necessary.
- I.3** The Site Assessment Criteria are a part of the overall SA/SEA process (including the SA/SEA Scoping Report).
- I.4** In July 2008, the Council published both its Core Strategy SA/SEA Scoping Report and its Site Assessment Methodology & Criteria for consultation. The consultation lasted for five weeks (2nd July – 6th August 2008) and 32 statutory and specialist organisations were invited to comment on the draft.
- I.5** The responses to this consultation can be seen in the "SA/SEA Site Assessment Methodology and Criteria - Consultation Statement - March 2011 - CS-SA2" which is available on our website. Any amendments to be made as a result of this consultation were listed against the consultation responses and both documents were revised following the comments received.
- I.6** Before the Council adopts both the Core Strategy SA/SEA Scoping Report and the Site Assessment Criteria and Methodology, so that these can be used to assess elements of the forthcoming draft Core Strategy, the Council organised a "check-up" consultation that took place for five weeks (21st March to 26th April 2011) in order to check with the statutory consultees if there were any objections to adopting both documents as they have been changed following the earlier consultations.
- I.7** The Council also took the opportunity of this consultation to seek the statutory consultees' views regarding the need to undertake Habitats Regulation Assessment for its Core Strategy.
- I.8** The three statutory consultees (the Environment Agency, Natural England and English Heritage) were invited to comment, and the responses are set out in the "SA/SEA Scoping Report and Site Assessment Methodology and Criteria - Report on Responses to the 2011 "check-up" consultation - May 2011 - CS-SA4" which is available on our website. Any amendments to be made to the SA/SEA Scoping Report and its Site Assessment Methodology and Criteria as a result of this consultation are listed against the consultation responses.

## 2 Background

- sa/sea site assessment methodology and criteria - june 2011
- 2.1 The Development Plan will comprise the Regional Spatial Strategy (the East of England Plan), Local Development Documents (LDDs) or Development Plan Documents (DPDs) produced by Basildon Borough Council (BBC) and Essex County Council (the Waste & Minerals LDDs).<sup>(1)</sup> Basildon's Local Development Framework (LDF) will set out policies to manage and guide development, plan infrastructure, protect the environment, coordinate the delivery of some services and create sustainable communities through its LDDs.
  - 2.2 These LDDs will eventually replace the policies and proposals contained in the adopted Basildon Borough Local Plan (1998).
  - 2.3 The Core Strategy will be the overarching LDD and will set the strategy for the development of the Borough for about 15 years from when it is adopted. Part of the role of the Core Strategy is to make strategic land allocations for major developments, including housing. Other LDDs can be prepared according to local needs, but must follow the overall strategy set by the Core Strategy.
  - 2.4 An important element in the preparation of the Core Strategy is the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of alternative options, for both policies and development site allocations.
  - 2.5 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of Regional Spatial Strategies, and Development Plan Documents (DPDs). It is mandatory under Section 39(2) of the Planning and Compulsory Purchase Act 2004. Where the term Sustainability Appraisal is used, it means a Sustainability Appraisal under the Act, incorporating the requirements of the SEA Directive.
  - 2.6 The EU Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment" (the Strategic Environmental Assessment or 'SEA Directive'),<sup>(2)</sup> looks at environmental impacts from a strategic perspective. The Directive requires that local authorities carry out an environmental assessment during the preparation of planning and land use strategies. Regulation 12(3) of the Environmental Assessment of Plans and Programmes Regulations 2004 requires that "account to be taken of the contents and level of detail in the plan or programme" and "the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment".
  - 2.7 This draft SA/SEA Site Assessment Methodology forms part of this appraisal of options, by comparing potential development sites and ranking them in terms of sustainability.

1 The Regional Spatial Strategy (East of England Plan) is part of the Development Plan but the Government intends to revoke all Regional Spatial Strategies as part of the Localism Bill.

2 As transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations')

### 3 Assessments and appraisals

- 3.1** Some of the most significant policies in LDDs / Plans are those which allocate land / sites for different types of uses and developments. This draft Site Assessment Methodology would assess the sustainability of sites at a basic level. The results will help to form options for land allocation policy proposals, which have to have a SA/SEA appraisal before they can be published for public consultation, Examined by a Government appointed Inspector and adopted as planning policy in a LDD.
- 3.2** There is another form of appraisal, not the subject of this consultation, that will be required later on, as part of this overall comparison of alternative options. It is an appraisal of suitability and deliverability. The logic behind this is as follows: the site assessment process may come up with the most sustainable proposals possible, but if development cannot be delivered it will not meet the requirements for development of, for example, family housing to meet people's needs over the coming years, and to meet the housing target set for the Borough. Development within a reasonable timescale may also be needed to satisfy social or economic sustainability objectives, such as providing for business development to create jobs. The suitability and deliverability appraisal will involve looking at site accessibility and location, physical site constraints, infrastructure issues, site availability, and whether the site can be developed within a reasonable timeframe.
- 3.3** There will be a degree of overlap between these two appraisal processes, with some criteria covered in both. However, carrying out both appraisal processes should ensure that the Council meets its statutory obligations.
- 3.4** These two appraisals taken together will form part of a land availability assessment. This will not be a policy document and will not make judgements about the policy approach in the Core Strategy and other LDDs should take, but will provide evidence on the availability of land in the Borough for housing and other forms of development. It simply forms part of the evidence underpinning the Core Strategy and other LDDs which may allocate land for development.

### 4 What sites are going to be assessed?

- 4.1** In Basildon Borough, the sites to be included in the assessment have been identified through:
- Call for Sites exercises (2007 and 2008) <sup>(3)</sup>
  - Sites proposed during the consultation phases of the withdrawn Draft Replacement Local Plan
  - Unimplemented Allocations from the Basildon Borough Local Plan Saved Policies

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**3** In 2007 and 2008, the Council ran two Call for Sites exercises which invited land owners and developers to propose sites, to be considered by Basildon Council, for development over the next 15 years. Some 400 sites were proposed.

- Urban Capacity Study (2004)
- Other sites as identified by BBC

4.2 In addition, the following broad locations will be assessed:

- Town Centres (Basildon, Billericay, Wickford, Pitsea & Laindon)
- Estates in need of improvement e.g. Craylands, Felmores etc.
- Plotland Areas

## 5 How the sites are going to be assessed

### 5.1 Sustainability Objectives

- 5.1 The draft Core Strategy SA Scoping Report (August 2007) presented a collection of sustainability objectives and a framework which could be used to assess any proposed site or policy for sustainability at a strategic level to meet the requirements of task B3 <sup>(4)</sup> in the ODPM SEA guidance (2005). These objectives have been refined following consultation comments from key stakeholders and the statutory bodies with environmental responsibility.
- 5.2 These objectives will be used to appraise policy options (and land allocation options) at each formal stage of Core Strategy production.
- 5.3 The following table contains the Sustainability Objectives for the Basildon Borough Core Strategy, contained in the SA/SEA Scoping Report which has already been subject of consultation.
- 5.4 The numbering of the sustainability objectives below does not imply any ranking or hierarchy of importance. It is simply a reference number.

#### Basildon Borough LDF Core Strategy Sustainability Appraisal Sustainability Objectives

1. Conserving and enhancing the diverse natural landscape, countryside, green spaces, cultural heritage and local distinctiveness of Basildon Borough
2. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it
3. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration
4. Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial development
5. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough
6. Ensure that everyone has the opportunity to live in a decent and affordable home
7. Improve the health and well-being of the Borough's residents and reduce inequalities in health related to development and the environment
8. Create and sustain vibrant communities that are safe and feel safe to those who live or visit them and where crime is reduced
9. Regenerate and improve disadvantaged areas where people live or work in the Borough

4 The SEA process is split into a number of tasks. Stage A Sets the context and objectives, and establishes the baseline; Stage B Develops and refines the options and assesses their effects; Stage C is the production of the Sustainability Appraisal Report; Stage D is the DPD's Preferred Options and SA Report consultation; Stage E monitors the significant effects of implementing the DPD.

10. Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and construction
11. Improve accessibility to and enhance local services and facilities
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring
14. Reduce local emissions of greenhouse gases, adopt building designs that can adapt to the changing climate and ensure the Borough is prepared for forecast changes
15. Reduce air, land, water and noise pollution and improve their respective quality through direct action or mitigation measures
16. Improve water efficiency and achieve sustainable water resource management
17. Improve energy efficiency of buildings and increase the use of renewable energy sources for local energy needs, to reduce the reliance on fossil fuels
18. Reduce waste generation and increase the amount of waste which is recycled or re-used
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations

- 5.5** Site Assessment is not intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment, but is a strategic level assessment providing a broad comparison of proposed sites to inform strategic policy.
- 5.6** As a result Site Assessment does not consider the detailed implementation of proposals, such as type of building construction, layout or design, which will also affect the sustainability of any development. When it comes to assessing sites, there is a distinction between comparing the sustainability of different sites and comparing the sustainability of different ways sites can be developed. Two sites may be equally sustainable, but the way they are developed (and what they are developed for) may result in quite different outcomes in terms of sustainability. Some further explanation of this is given in Appendix I.
- 5.7** Each site will be assessed against the sustainability objectives using a number of identified criteria. The choice of criteria is not perfect and depends on what can be measured. Some criteria can only be a proxy for measuring sites against the 19 objectives. Indeed, some objectives cannot be measured at the site assessment level (e.g. objective 8). All sites will be assessed using the same criteria to avoid subjectivity in their scoring and to maintain a rigorous and transparent approach across the sites. The aim of this is to compare the sustainability aspects of each site, in relation to the type of development / use of land proposed, and to identify where relevant mitigation could improve site scores.

- 5.8** In some cases, part of a site may affect more of one or more of the criteria than the rest of the site, adversely affecting the whole site's scoring (e.g. if one part of a site contained an area of trees covered by a Tree Preservation Order (TPO)). This may particularly be the case with large sites. In such situation it is prudent to try changing the site boundary, re-testing the amended site and giving it a revised score.
- 5.9** Each individual site's location will be tested as a discrete option, which will enable comparison between the alternative sites. Groups of sites which are close together, and/or could be combined to make up a larger development site, can be assessed both at this site assessment stage, and when specific land allocation options are appraised later. (Consideration of land allocation options will also have to look at the cumulative effects allocating sites / groups of sites, e.g. for effects on school places and traffic).

## 5.2 Criteria Scoring

- 5.10** Alongside each score, commentary may be added to explain the reasoning behind the score. These comments could help guide mitigation measures.
- 5.11** There may be both a positive and negative impact on an objective, so this will be shown as + / -. A combined impact will not be shown (i.e. 0) because this could hide important negative impacts which could be reduced by mitigation measures.
- 5.12** However, the objectives do not necessarily have equal weighting. In reality, simply 'adding up' the numbers of + and - will not necessarily signify a preference of one option over another, as some objectives relate to legal requirements or government guidance, for example the Habitats Regulations or the requirement of Planning Policy Statement 3 (para 41) to build 60% of new housing on previously developed land.

5.13 The criteria will be scored using the following scoring scheme:

**Table 1 Criteria Scoring Scheme**

The site will have a very positive impact on the sustainability objective	<b>++</b>
The site will have a slightly positive impact on the sustainability objective	<b>+</b>
The site will have a negligible or neutral impact on the sustainability objective. A recorded neutral effect does not necessarily mean there will be no effect at the project level, but shows that at this strategic level there are no identifiable, or no significant, effects.	<b>0</b>
The site will have an identifiable or significant effect which would have both a positive and negative effect	<b>+/-</b>
The site will have a slightly negative impact on the sustainability objective	<b>-</b>
The site will have a very negative impact on the sustainability objective	<b>--</b>
The outcome of the site location could be dependant upon implementation or more detail is required to make an assessment	<b>i</b>
The impact of an issue cannot be predicted at this stage	<b>?</b>

### 5.3 Assessment Criteria

**5.14** In addition to the scoring scheme, each criteria has been given a priority rating of High, Medium or Low, depending upon its significance, having consideration to key sustainability issues, the baseline data, targets and trends, and responses from the public consultation on the Core Strategy Issues Paper Consultation. Below is the table containing the draft Assessment Criteria.

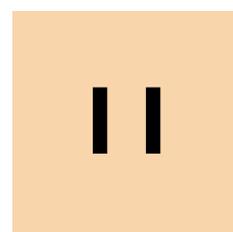
**Key:** P = Priority H = High M = Medium L = Low

**Table 2 Assessment Criteria**

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
1	Conserving and enhancing the diverse natural landscape, countryside, green spaces, cultural heritage and local distinctiveness of Basildon Borough	H	I-a. The site is within the Green Belt [-]	Maps of: Green Belt, Listed Buildings, Scheduled Monuments, Conservation Areas , Landscape Character Areas and Landscape Character Assessment report from ECC with Sensitivity Evaluation tables, Archaeological finds, Ancient Woodlands, Common Land and Village Greens,  Historic Environment Characterisation Study
		H	I-b. The site includes/ or is within 30m of and could have an adverse impact on a Listed Building or Scheduled Monument [-]	
		H	I-c. The site is in or adjacent to and could have an adverse impact on Conservation Areas [-]	
		H	I-d. The site is in and could have a negative impact on Landscape Character Area [-]	
		L	I-e. Archaeological finds found on or adjacent to the site [0]	
		M	I-f. The site is in a Historic Environment Zone where the Sensitivity to Change (vulnerability of the historic environment asset) is scored as:  <ul style="list-style-type: none"> <li>● 1 (low) [0]</li> <li>● 2 (medium) [-]</li> <li>● 3 (high) [- -]</li> </ul>	

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
2	Protect, conserve and enhance the Borough's Biodiversity and the habitats which support it	H	l-g. The site is in or could have an adverse impact on Ancient Woodland [-]	Maps of: EU designated sites, SSSIs, Local Wildlife Sites, Local Nature Reserve, BAP Priority Habitats, TPOs
		H	l-h. The site is on Common Land and Village Greens [-]	
		H	l-i. Development of this site will result in loss of significant long views [-]	
		M	2-a. Site is within 5km of an EU designated site [- -]	
		L	2-b. Site is over 5km from an EU site [+]	
		H	2-c. Site is on a SSSI [- -]	
		M	2-d. Site is within 2km of a SSSI and is likely to have a negative impact [-]	
		L	2-e. Site is over 2km from a SSSI [+]	
		M	2-f. Site is on, or is within 1km of, any other designated area e.g. Local Wildlife Site or Local Nature Reserve and is likely to have a negative impact [-]	
		H	2-g. Site is on, or is within 1km of, an area where Biodiversity Action Plan (BAP) Priority Habitats have been found [- -]	
H	2-h. Site is on an area covered by a woodland or group/cluster Tree Preservation Order (TPO) [-]			
3	Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration	L	3-a. Would development lead to the net loss of employment land or buildings [-]	Map of the Borough
		L	3-b. The site is within an existing employment area and is proposed for non-employment uses. [- -]	

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
		L	3-c. The development of the site would positively contribute to the economy through enabling new job and business creation [++]	
		-	This objective is not site related but dependent upon Development Management. This is measured by an increase in economic productivity without an associated increase in floorspace. This does not depend on location. [i]	
4	Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial development	H	4-a. The site is within a Town Centre [+ +]	Map of the Borough
		H	4-b. The site is within walking distance (800m) of a Town Centre [+]	
		H	4-c. Town Centre is accessible by bus from this site [+].	
		H	4-d. Town centre not accessible by bus from this site [-]	
		M	4-e. Site is not in a Town Centre and the proposed uses are "Town Centre uses" (as defined by PPS4) [- -]	
5	Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	<b>Primary Schools</b>		
		M	5-a. Site is less than 300m from a primary school last judged by Ofsted to be good or outstanding [++]	
		M	5-b. Site is less than 600m from a primary school last judged by Ofsted to be good or outstanding [+]	
		M	5-c. Site is less than 900m from a primary school last judged by Ofsted to be good or outstanding [0]	



Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
6	Ensure that everyone has the opportunity to live in a decent and affordable home	M	5-d. Site is less than 1,200m from a primary school last judged by Ofsted to be good or outstanding [-]	
		M	5-e. Site is 1,200m or more from a primary school last judged by Ofsted to be good or outstanding [- -]	
		M	<b>Secondary Schools</b>	
		M	5-f. Site is less than 750m from a secondary school last judged by Ofsted to be good or outstanding [++]	
		M	5-g. Site is less than 1,500m from a secondary school last judged by Ofsted to be good or outstanding [+]	
		M	5-h. Site is less than 2,250m from a secondary school last judged by Ofsted to be good or outstanding [0]	
		M	5-i. Site is less than 3,000m from a secondary school last judged by Ofsted to be good or outstanding [-]	
		M	5-j. Site is 3,000m or more from a secondary school last judged by Ofsted to be good or outstanding [- -]	
		H	6-a. The site has potential to deliver affordable housing i.e. sites of more than 15 dwellings / more than 0.5ha. [+]	Site of size and/or estimation of housing density
		L	6-b. This objective is not relevant (i.e. non-residential uses proposed) [0]	Indices of deprivation
		H	6-c. The site is unlikely to deliver affordable housing [-]	
H	6-d. The site is in an area where the Housing Deprivation level is under 30% (most deprived) but having new housing			

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
7	Improve the health and well-being of the Borough's residents and reduce inequalities in health related to development and the environment	H  L  L  L  L	<p>in this area will increase the level and lower the deprivation [+]</p> <p><b>Health Inequalities</b> 7-a. The site is in an area where the Health and Disabilities Deprivation level is under 30% [i]</p> <p><b>Access to Primary Health Care Facilities</b> 7-b. The site is within 10 min (800m) walk to a Health Centre [++]</p> <p>7-c. The site is within 30 min bus journey to a Health Centre [ + ]</p> <p>7-d. The site is over 30 min bus journey to a health centre [-]</p> <p><b>Access to own grown food (includes exercise benefits)</b> 7-e The site is within 10 min (800m) walk of allotments [+++]</p> <p>7-f The site is within 20 min (1,600m) walk of allotments [ + ]</p>	Indices of deprivation Map of GPs /Health Centre, Borough maps
8	Create and sustain vibrant communities that are safe and feel safe to those who live or visit them and where crime is reduced	-	<b>Crime</b> No appraisal criteria have been set at this strategic level because crime prevention is mainly related to layout within the development site. Therefore it depends upon the implementation of the development. [i]	
9	Regenerate and improve disadvantaged areas where people live or work in the Borough	M  M	<p>9-a. The site is in a most deprived area [ + ]</p> <p>9-b. The site is within one of the bottom 20% wards within Basildon Borough for the Income domain [ + ]</p>	Map of disadvantaged areas Map of Indices of Multiple Deprivation

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
10	Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and construction	M	9-c. The site is within one of the bottom 20% wards within Basildon Borough for the Employment domain [+]	
		M	9-d. The site is within one of the bottom 20% wards within Basildon Borough for the Housing domain [+]	
11	Improve accessibility to and enhance local services and facilities	-	No appraisal criteria have been set at this strategic level, the suitability and sustainability of the location will be the result of this assessment. High standards of design and construction are dependent upon the implementation of the development [i]	Different maps of the Borough Information from Schools Organisation Plans (surplus-deficit) Information about admission area boundaries.
		M	<b>Access to services &amp; Employment</b> 11-a. Neighbourhood centres, major employment areas, town centres, are within 10 minutes walk from the site [++]	
		M	11-b. None are accessible within 30 minutes bus journey [-]	
		M	<b>Leisure</b> 11-c. The site is within 400m of a public open space (1) (open space more than 1 ha and less than 20 ha in size) [+ +]	
		M	11-d. The site is more than 400m from a local, public open space (between 1 and 20 ha in size) but is able to provide some new open space [+]	
		M	11-e. The site is between 400m and 800m from a public open space (between 1 and 20 ha in size) [0]	
M	11-f. The site is more than 800m from a public open space (between 1 and 20 ha in size) [-]			

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
		M	11-g. The site is within 2km from a major, publicly accessible leisure facility (i.e. open space larger than 20ha, leisure / sports centre, swimming pool) (2)[+ +]	
		M	11-h. The site is more than 2km from a major, publicly accessible leisure facility (i.e. open space more than 20ha, leisure / sports centre, swimming pool) [-]	
		M	11-i. The site results in a loss of recreational facilities in an area where there is not a surplus [- -]	
		M	<b>School Capacity Primary Schools</b> 11-j. The site is within the admission area of a primary school with reasonable number of surplus places and potential to expand [+ +]	
		M	11-k. The site is within the admission area of a primary school with reasonable number of surplus places and no potential to expand [+]	
		M	11-l. The site is within the admission area of a primary school with limited or no surplus places and potential to expand [-]	
		M	11-m. The site is within the admission area of a primary school with limited or no surplus places and no potential to expand [- -]	
		L	<b>Secondary Schools</b> 11-n. The site is within the admission area of a secondary school with reasonable number of surplus places and potential to expand [+ +]	

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
12	Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous building	L	11-o. The site is within the admission area of a secondary school with reasonable number of surplus places and no potential to expand [+]	Different maps of the Borough
		L	11-p. The site is within the admission area of a secondary school with limited or no surplus places and potential to expand [-]	
		L	11-q. The site is within the admission area of a secondary school with limited or no surplus places and no potential to expand [- -]	
		H	<b>The majority of the site is:</b> 12-a. Classified as Previously Developed Land (PDL) within the urbanised area (3) [+ +]	
13	Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring	M	12-b. Classified as PDL outside urbanised area [+]	Map Environment Agency Flood Risk areas
		M	12-c. Site is a greenfield site in urbanised area [-]	
		H	12-d. Site is a greenfield site in the in Green Belt [- -]	
		H	13-a. Site is in an area which has between a 1 in 100 and 1 in 1000 annual probability of river flooding (flood zone 2) [-]	
		H	13-b. Site is in an area which has a 1 in 100 or greater annual probability of river flooding or is on a floodplain (washland) (flood zone 3) [- -]	
		H	13-c. Site is on a tidal floodplain [- -]	
		H	13-d. Site is in the remainder of the Borough (Flood Zone 1)[++]	

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
14	Reduce local emissions of greenhouse gases, adopt building designs that can adapt to the changing climate and ensure the Borough is prepared for forecast changes	-	Adapting to climate change is mainly related to site layout and building design, which depends upon the implementation of the development. Other objectives have measured distance to various services. Proximity to services can be used as a proxy measure of greenhouse gases reduction [i]	
		L	I4-a. Site is PDL [+]	
		L	I4-b. Site is a Greenfield site [-]	
15	Reduce air, land, water and noise pollution and improve their respective quality through direct action or mitigation measures	M	<b>Air</b>	Maps of the Borough
			I5-a. The site is located in a:	
			● High risk area for air quality [--]	
			● Medium risk area [-]	
		● Low risk area [0]		
L	<b>Land</b>	I5-b. The site is on grade 3 agricultural land [-]		
L	I5-c. The site is not designated as agricultural or is within a settlement [0]			
H	I5-d. Development of the site may provide the opportunity to remediate contamination (e.g. of a former landfill site) [+]			

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
16	Improve water efficiency and achieve sustainable water resource management (4)	M	<b>Noise</b> I5-e. The site is close to an existing or likely noise source e.g. major roads, rail lines, industrial areas, Festival Leisure Park etc. [--]	Maps of water courses, of river, of Ground Water Vulnerability
		M	I5-f. The site is at a moderate distance of an existing or likely noise source [-]	
		M	I5-g. The site is distant from an existing or likely noise source [+]	
		M	I6-a. The site requires a significant amount of pumping to supply potable water [- -]	
		L	I6-b. The site is within 400m of the nearest sewage treatment plant [+]	
		M	I6-c. The sewerage system has a sufficient capacity to support the increase of population [+ +]	
		M	I6-d. The sewerage system's capacity can be increased to support the increase in population [+]	
		M	I6-e. The site requires significant amount of pumping to dispose of waste water [- -]	
		H	I6-f. The site is in a Ground Water Vulnerability Area [-]	
		17	Improve energy efficiency of buildings and increase the use of renewable energy sources for local energy needs, to reduce the reliance on fossil fuels	

Obj No.	SA Objective	P	Assessment Criteria	Mechanism of Assessment
18	Reduce waste generation and increase the amount of waste which is recycled or re-used	-	No appraisal criteria have been set at this strategic level because this objective is mainly dependent upon the development management and design and education.	
19	Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	H	<p><b>Reduce the need for travel by car:</b>  <b>By foot the site is within the following distances from a town centre:</b>            19-a. Within 0-10 mins (800m) of a town centre [+ +]            19-b. Within 10-20 mins (800-1,600m) of a town centre [+]            19-c. Within 0-10 mins (800m) of a neighbourhood centre [+]            19-d. Within 10-20 mins (800-1,600m) of a neighbourhood centre [0]            19-e. More than 20 mins (1,600m) from any centre [- -]</p> <p><b>Improve travel choice:</b>            19-f. Within 10 minutes (800m) walk of one or more bus stops [+ +]            19-g. Within 15 mins (1,200m) of one or more bus stops [+]            19-h. No bus stops within 20 mins (1,600m) walk [- -]            19-i. Railway station within 1,000m [+ +]            19-j. Railway station within 1,600m [+]</p>	Borough maps

1. In the UK, 400m is a commonly used accessibility measure for children's play space. It equates to a 5-10 minute walk for children.

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2. Natural England's "Accessible Natural Green Space Standard" is that every home should be within 2km of a 20ha sized natural green space.
3. Urbanised areas = urban areas + villages
4. Note: All sites are likely to negatively impact on water use. Any impact on the quality will be measured at a development stage.

## 6 Evaluating the assessments

### 6.1 Criteria Weighting

- 6.1 The sustainability of a site is dependant upon all of the factors in the assessment criteria. A site could have some very positive aspects as well as some very negative aspects; therefore in order to evaluate the overall sustainability of a site these aspects must be evaluated.
- 6.2 This also enables comparisons to be made between sites and makes any choices about which are chosen and which are rejected very explicit (SEA task B4). One method of doing this is to score the positive scores as 'plus' numbers and the negative scores as 'minus' numbers - the overall sustainability of the site being the sum of all numbers. "Plus" and "minus" elements of the +/- category will be weighted accordingly.
- 6.3 However, not all of these objectives have equal weighting at a local level. In order to ensure that the significant sustainability issues are given due regard, the criteria are categorised as having a high, medium or low priority.
- 6.4 Two weighting methods could be applied (see table 3); the second allows for a greater spread of results and should differentiate more between criteria of higher and lower significance. Using both alternatives to compare sites would provide for some sensitivity testing.

Table 3 Proposed Criteria Weighting

Score	Closer Spread Alternative (A)					Greater Spread Alternative (B)				
	++	+	0	-	--	++	+	0	-	--
Criteria of High significance	6	3	0	-3	-6	16	8	0	-8	-16
Criteria of Medium significance	4	2	0	-2	-4	6	3	0	-3	-6
Criteria of Low significance	2	1	0	-1	-2	2	1	0	-1	-2

- 6.5 Some objectives/criteria are more important than others, eg flood risk, so that some sites may not be rated highly in terms of allocating land for development, even if overall in SA terms, they score well.

## 6.2 Assessment Results

- 6.6 The appraisal matrices, presenting the testing of each site against the objectives will be published. Charts, graphs and tables may be used to illustrate the assessment results, as appropriate.

## 7 Who will do the assessments?

- 7.1 The Sites' SA will, at this stage, be undertaken in-house by Basildon Borough Council Officers. Any further sites that are proposed during future consultation periods will also be assessed in-house.
- 7.2 There does, however, have to be a cut off point, at which time the onus on appraising the suitability of a site will fall on the site's promoter. The ODPM (2005) guidance states that given the "front-loading" inherent in the LDF system, new sites should not be raised for the first time at Submission or Examination. However, in exceptional cases, sites can be put forward late in the LDD preparation process and the promoter of the site will have to collate the relevant SA information in time to allow consultation with the public. It is up to those promoting such changes or additions to show that the proper procedures have been undertaken (PPS12, Local Development Frameworks).

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It should be noted that some general points will relate to all of the sites considered, including:

- For every site, crime reduction and prevention (objective 8) will be dependant upon implementation, and the extent to which the development takes account of the principles of 'designing out' crime.
- The effects of each individual site upon climate change (objective 14) and energy efficiency (objective 17) are unclear at the SA/SEA level of assessment. In most cases, increasing development within the Borough will inevitably lead to increase in CO2 emissions, for example through increased domestic energy use. These impacts can be minimised by incorporating relevant measures before planning permission is applied for.
- Some objectives, such as those aiming for high standards of design and construction (objective 10), are dependant upon implementation, and the practises which are used in the design and construction of houses and other buildings. For example, the sustainable development of a site could achieve a Code for Sustainable Homes 6\* rating and encourage sustainable construction methods, such as the use of recycled and recyclable materials and the conservation of energy and water.
- Addressing the issue of waste and recycling (objective 18) is again dependant upon implementation. For example, the provision of recycling sites through agreements with the developer and the design of properties to include space for recycling containers.
- Any development within the Borough is likely to negatively impact on water use (objective 16). This is because higher population levels will lead to increased pressure on scarce water resources, despite possible water-saving measures. Furthermore, it is predicted that in the future, climate change is likely to put even more pressure on water supplies. This objective can be most effectively addressed at the implementation stage by the inclusion of water conservation devices as part of the development.
- The majority of economic and employment related objectives have both benefits and dis-benefits. The provision of any new housing could be argued to add to the local labour force and support economic development, therefore increasing employment opportunities in the Borough. However, this may not on its own benefit areas where there is a specific problem.

## 2 - Glossary

### Affordable Housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

	<ul style="list-style-type: none"> <li>• Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</li> <li>• Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. (PPS3 definition, CLG)</li> </ul>
<p>Agricultural Land Classification</p>	<p>DEFRA's agricultural land classification identifies the quality grades of agricultural land. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The ALC system classifies land into five grades, with Grade 3 subdivided into 3a and 3b.</p> <ul style="list-style-type: none"> <li>• The 'best and most versatile land' is defined as Grades 1, 2 and 3a by policy guidance (see PPS7). This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals.</li> <li>• Land with Grade 3b has a "moderate" quality; Land with Grade 4 has a "poor" quality; Land with Grade 5 has a "very poor" quality.</li> <li>• Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5).</li> </ul>
<p>Air Quality Management Area (AQMA)</p>	<p>Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment.</p> <p>If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. This area could be just one or two streets, or it could be much bigger. Then the local authority puts together a plan to improve the air quality - a Local Air Quality Action Plan.</p>
<p>Ancient Woodland</p>	<p>Woodland which is believed to have existed at least since 1,600 AD; some sites may have even never been cleared since the time of the Wildwood that covered much of England 7,000 years ago. Ancient woodlands are an irreplaceable natural habitat, with rich seed banks and unique ground flora.</p>

sa/sea site assessment methodology and criteria - june 2011	Biodiversity Action Plans (BAP) Priority Habitat	<p>The UK Biodiversity Action Plan: is the UK government's response to the Convention on Biological Diversity (CBD) signed in 1992; describes the UK's biological resources; commits to a detailed plan for the protection of these resources; has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions.</p> <p>The Essex Biodiversity Action Plan (EBAP) has the capability to identify local issues and to harness local skills and expertise for the benefit of the county and the UK. It contains action plans for 25 species and 10 habitats.</p> <p>Natural England records the potential locations of 15 BAP Priority Habitats for England in Basildon Borough.</p>
	Common Land and Village Greens	<p>Defined as Cultural Assets in the Commons Act 2006. This Act replaces and clarifies the previous law on registering land as a town or village green and the laws relating to common land. Historically, 'common land' is land owned by one person over which another person is entitled to exercise rights of common (such as grazing animals or cutting bracken for livestock bedding).</p> <p>Village greens are defined as any land on which a significant number of the inhabitants of any locality, or any neighbourhood within a locality, have indulged in lawful sports and pastimes, for 20 years.</p>
	Conservation Area	<p>Conservation Areas are defined as having 'special architectural or historic interest, the character of which it is desirable to preserve or enhance' and are protected under the Listed Buildings and Conservation Areas Act 1990.</p>
	Development Plan	<p>The Development Plan provides the essential framework for planning decisions. The Development Plan consists of:</p> <ol style="list-style-type: none"> <li data-bbox="507 1478 1445 1545">i. Regional Spatial Strategies prepared by the Regional Planning Bodies; and</li> <li data-bbox="507 1556 1445 1697">ii. Development Plan Documents prepared by district councils, unitary authorities, Broads Authority, National Park Authorities and, in the case of minerals and waste development plan documents, by county councils. (PPS12)</li> </ol>
	Development Plan Document (DPD)	<p>Those spatial planning documents contained in the LDF subject to independent examination.</p>
	EU Designated Site	<p>Special Protection Areas (SPAs), Special Areas of Conservation (SACs)</p>
	Existing Employment Areas	<p>Radford Way Billericay; Wickford Business Park; Burnt Mills Industrial Area; Southfield Laindon; Festival Business Park; Case New Holland Tractor Plant; Pipp's Hill; Cranes Industrial Area; Laindon North; Laindon.</p>

Flood Zone	Produced by the Environment Agency to show the extent of areas at risk from tidal and fluvial flooding Zones 2 & 3 are a material consideration in the determination of planning applications.
Flood Zone 2	This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%- 0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%- 0.1%) in any year.
Flood Zone 3	<p>Zone 3a High Probability: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%) or a 1 in 200 or greater annual probability of flooding from the sea (&gt;0.5%) in any year.</p> <p>Zone 3b The Functional Floodplain: This zone comprises land where water has to flow or be stored in times of flood.</p>
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to: check the unrestricted sprawl of large built up areas ; prevent neighbouring towns from merging; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; assist urban regeneration by encouraging the recycling of derelict and other urban land.
Greenfield	Land that has not been previously developed.
Ground Water Vulnerability Area	Provides information on how significant the underlying groundwater are likely to be and whether or not they are vulnerable to polluting activity at the natural land surface.
Housing / Income / Employment Deprivation	The Indices of Deprivation provide a guide as to the most affluent and deprived areas within England and Wales. The lower the % the more deprived the ward will be.
Intermediate affordable housing	Housing at prices and rents above those of social rent, but below market price or rents. Shared ownership housing often falls into this category.
Joint Character Area	England has been divided into areas with similar landscape character. These have been called Joint Character Areas (JCAs).
Landscape Character Area	<p>Landscape Character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'.</p> <p>Landscape Character Assessment is a survey of the landscape to identify the development capacity of different types of landscape and appropriate maintenance and enhancement measures. Landscape Character Assessments provide more detailed descriptions at a local level within Joint Character Area.</p>

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Listed Buildings	A building officially recognised by English Heritage as having special historical or architectural interest.
Local Development Document (LDD)	Local Development Documents comprise: <ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Supplementary Planning Documents</li> <li>• Statement of Community Involvement</li> </ul>
Local Development Framework (LDF)	Local Development Framework (LDF) is a folder of documents prepared by the Local Planning Authority which will outline how development will be managed in the District.
Local Nature Reserve	Areas of nature conservation of local significance. Designated as LNR under the National Parks and Access to the Countryside Act 1949.
Local Wildlife Site	County level nature conservation designation. Previously called Sites of Importance for Nature Conservation.
Most Deprived Area or Disadvantaged areas	<p>This map uses information from the Index of Multiple Deprivation - the overall rank of deprivation at a Super Output Area (SOA) level. Super Output Areas are far smaller than wards and can therefore identify areas of deprivation more effectively.</p> <p>The map shows the most deprived areas of Basildon District. These areas fall within the 20% most deprived areas in England &amp; Wales</p> <p>Deprivation in this instance represents an average of income, employment, health, education, housing, crime / disorder, and living environment. As such individual areas may be deprived for different reasons.</p>
Neighbourhood Centre	Group of shops comprising at least: food store, take-away, chemist's, newsagents
Planning Policy Guidance (PPG) / Planning Policy Statement (PPS)	Government guidance on planning policy issues. There are 25 PPGs on different planning topics. PPGs are being replaced by Planning Policy Statements (PPS) under the new planning system.
Previously Developed Land (PDL)	Land that has been developed previously. Also referred to as Brownfield Sites
RAMSAR Sites	Sites designated as internationally important wetland habitats under the International Convention on Wetlands of International Importance (1976) (Ramsar Convention).
Scheduled Monument	An ancient structure, above or below ground, of national importance and included on the Secretary of State's Schedule described in Part I of the AncientMonuments and Archaeological Areas Act 1979.

Site of Special Scientific Interest (SSSI)	Designated for the national importance of their biological, geological or physiographical features. SSSIs represent a cross-section of Britain's natural features.
Social rented housing	Rented housing owned and managed by local authorities and registered social landlords.
Special Area of Conservation (SAC)	Site of European importance for nature conservation designated under the Conservation of Natural Habitats and Wild Flora and Fauna Directive (92/43/EEC)
Special Protection Area (SPA)	Site of European importance for nature conservation designated under the Conservation of Wild Birds Directive (70/409/EEC).
Town Centre (TC)	A city or town centre which provides a broad range of facilities and services, which fulfils a function a focus for both the community and for public transport (Basildon TC, Billericay TC, Wickford TC, Laindon TC, Pitsea TC).
Town Centre Uses	Uses of land & buildings appropriate to a town centre location, e.g. retail & service uses, employment, leisure, entertainment, restaurants, culture, public car parking.
Tree Preservation Order (TPO)	A protective order placed on an individual tree or group of trees (including woodlands) to protect them from felling or damaging pruning work.
Urbanised Area	Urban areas + Villages
Washland (= Functional Floodplain)	Unobstructed or active areas of flood plain where water regularly flows in time of flood. Functional Flood plains act as "safety-valves," storing water that might otherwise flood other areas. It is important that their capacity is not reduced.