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Basildon Core Strategy Revised Preferred Options

Sustainability Appraisal including Strategic Environmental Assessment: Technical Appendices

Prepared by LUC
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Appendix 1

Plan, Policy and Programme Review

Stage A1 - Review of Plans, Policies and Programmes

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
INTERNATIONAL		
European		
SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Requirements of the Directive must be met in Sustainability Appraisals.
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole. The Directive sets emission limit values for substances that are harmful to air or water.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objective for reducing pollution.
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.
The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: <ul style="list-style-type: none"> • Creation of protected areas. • Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. • Re-establishment of destroyed biotopes. • Creation of biotopes. 	DPDs should make sure that the upkeep of recognised habitats is maintained and not damaged from development. Avoid pollution or deterioration of habitats or any other disturbances effecting birds. Include SA objectives for the protection of birds.
The Waste Framework Directive 2008 Directive 2008/98/EC on waste	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives that minimise waste

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	Development of clean technology to process waste and promote recycling.	production as well as promote recycling.
The Floods Directive 2007 Directive 2007/60/EC on the assessment and management of flood risk	Establish a framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods. Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives that relate to flood management and reduction of risk.
The Water Framework Directive 2000 Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwaters.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives to protect and minimise the impact on water quality.
The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of environmental noise	Defines a common approach to avoid, prevent and reduce the adverse effects due to the exposure to environmental noise. It also provides a basis for developing European wide measures to deal with noise emitted by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery. Principles of the directive include: <ul style="list-style-type: none"> • Monitoring the environmental problems. • Informing and consulting the public. • Addressing local noise issues • Developing a long-term EU strategy. 	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives to manage and reduce the impacts of noise.
The Landfill Directive 1999 Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills. Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives to increase recycling and reduce the amount of waste.
The Drinking Water Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean. Member States must set values for water intended for human consumption.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives to protect and enhance water quality.
The Air Quality Framework Directive 1996 Directive 96/62/EC on ambient air quality assessment and management	Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment.	DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF. Include SA objectives to maintain and enhance air quality.

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Air Quality Directive 2008 Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<p>This directive sets legally binding limits for:</p> <ul style="list-style-type: none"> • Lead • Nitrogen dioxide • Sulphur dioxide • Benzene • Carbon Monoxide • Arsenic • Cadmium • Nickel • Benzo(a)pyrene • Polycyclic aromatic hydrocarbons • ozone • Particulate matter 	<p>DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to maintain and enhance air quality.</p>
<p>The Packaging and Packaging Waste Directive 1994</p> <p>Directive 94/62/EC on packaging and packaging waste</p>	<p>Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.</p> <p>By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.</p>	<p>DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to minimise the environmental impact of waste and promote recycling.</p>
<p>The Habitats Directive 1992</p> <p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	<p>Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.</p>	<p>DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to protect and maintain the natural environment and important landscape features.</p>
<p>The Nitrates Directive 1991</p> <p>Directive 91/676/EEC on nitrates from agricultural sources.</p>	<p>Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.</p> <p>Identification of vulnerable areas.</p>	<p>DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to reduce water pollution.</p>
<p>The Urban Waste Water Directive 1991</p> <p>Directive 91/271/EEC concerning urban waste water treatment</p>	<p>Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.</p>	<p>Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include sustainability objectives to reduce water pollution.</p>
<p>European Spatial Development Perspective (1999)</p>	<p>Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.</p>	<p>DPDs should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>Include SA objectives to conserve natural resources</p>

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European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	and cultural heritage. DPDs should take account of the Convention. Include SA objectives to protect the urban and rural landscape and identify opportunities for enhancement.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) Revision of the 1985 Granada Convention	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	DPDs should take account of the Convention. Include SA objectives to protect the archaeological heritage.
Other International		
Johannesburg Declaration on Sustainable Development (2002)	<ul style="list-style-type: none"> • Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all. • Renewable energy and energy efficiency. • Accelerate shift towards sustainable consumption and production. • Greater resource efficiency. • New technology for renewable energy. • Increase energy efficiency. 	DPDs should take account of the Declaration. Include SA objectives to enhance the natural environment, promote renewable energy and energy efficiency and sustainable use of natural resources.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> • The right of everyone to receive environmental information • The right to participate from an early stage in environmental decision making • The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general. 	DPDs should take account of the Convention. Ensure that public are involved and consulted at all relevant stages of SA production.
NATIONAL		
National Planning Policy Framework (NPPF) (DCLG, 2012)	Presumption in favour of sustainable development. Delivering sustainable development by:	DPDs must be in conformity with the NPPF. SA should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area. Include a sustainability objective relating to strengthening the economy.

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	Ensuring vitality of town centres.	Recognise town centres as the heart of their communities. Include a sustainability objective relating to the vitality of town centres.
	Promoting sustainable transport	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major road transport infrastructure. Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks. Consider the sustainability implications of any new communications infrastructure.
	Delivering a wide choice of high quality homes.	Identify size, type, tenure and range of housing that is required in particular locations. Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	Establish a strong sense of place to live, work and visit. Include a sustainability objective relating to good design.
	Promoting healthy communities.	Promote safe and accessible environments with a high quality of life and community cohesion. Include a sustainability objective relating to health and well-being.
	Protecting Green Belt Land.	To prevent the coalescence of neighbouring towns. Consider the sustainability implications of any policies which may result in coalescence.
	Meeting the challenge of climate change, flooding, and coastal change.	Use opportunities offered by new development to reduce causes/impacts of flooding. Include a sustainability objective relating to climate change mitigation and adaption, to include minimising the risk of flooding.
	Conserving and enhancing the natural environment.	Recognise the wider benefits of biodiversity.

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		Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation. A plan may be considered unsound if there has been no proper assessment of the significance of heritage assets in the area, and the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment. Include a sustainability objective relating to the conservation and enhancement of heritage assets.
	Facilitating the use of sustainable materials.	Include policies which identify and safeguard mineral resources and associated infrastructure and promote the use of recycled/secondary materials prior to the extraction of primary materials. Include a sustainability objective relating to sustainable use of materials.
Planning Policy for Traveller Sites (DCLG, 2012)	<p>This document sets out the Government’s planning policy for traveller sites, replacing ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites and Circular 04/2007: Planning for Travelling Showpeople. It sets out the Government’s aims in respect of Traveller’s sites, including:</p> <ul style="list-style-type: none"> • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. • To encourage local planning authorities to plan for sites over a reasonable timescale. • That plan-making and decision-taking should protect Green Belt from inappropriate development. • For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. • To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. • To reduce tensions between settled and traveller communities in plan making and planning decisions. • To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due regard to the protection of local amenity and local environment. 	The Gypsy and Traveller Site Allocation DPD will need to be in conformity with this document which sets out national policy for planning for Traveller sites. Include a sustainability objective relative to supply of housing available to all.

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White Papers		
Natural Environment White Paper, 2011 The Natural Choice: securing the value of nature (HM Government, 2011)	<ul style="list-style-type: none"> • Protecting and improving our natural environment. • Growing a green economy. • Reconnecting people and nature. 	<p>DPDs should protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.</p> <p>Include a sustainability objective relating to the enhancement of the natural environment and consider the multiple benefits that the natural environment can provide (e.g. health benefits).</p>
Electricity Market Reform White Paper 2011, Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity (DECC, 2011)	<p>This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.</p> <p>15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.</p>	<p>DPDs should support renewable energy generation and encourage greater energy efficiency.</p> <p>Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.</p>
The Future of Transport White Paper 2004: A network for 2030 (DfT, 2004)	<ul style="list-style-type: none"> • Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future. • Get the best out of our transport system without damaging our overall quality of life. • Develop strategies that recognise that demand for travel will increase in the future. • Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives. • Provides targets for emission reductions, now superseded by later agreements. Transport is currently responsible for about a quarter of total emissions. 	<p>DPDs should provide for an increase in demand for travel whilst minimising impact on the environment. Policies also needed to promote public transport use rather than increasing reliance on the car.</p> <p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
Urban White Paper 2000, Our Towns and Cities: The Future – delivering an urban renaissance (ODPM, 2000)	<p>Provide for new sustainable homes that are attractive, safe and practical. Retain people in urban areas by, for example, making them more desirable places to live. Improve quality of life, opportunity and economic success through tailored solutions in towns and cities.</p> <p>3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. Sets targets for development on brownfield sites and through conversion of existing buildings now superseded by the NPPF.</p>	<p>DPDs should seek to deliver better towns and cities taking into account the key aims of the White Paper.</p> <p>Include sustainability objectives to ensure that the majority of new development is built on brownfield sites and aim to improve the quality of life of residents in towns and cities.</p>
Rural White Paper 2000, Our Countryside: The Future – a fair deal for rural England (ODPM, 2000)	<ul style="list-style-type: none"> • Facilitate the development of dynamic, competitive and sustainable economies in the countryside. • Maintain and stimulate communities and secure access to services for those who live and work in the countryside. • Conserve and enhance rural landscapes. • Increase opportunities for people to get enjoyment from the countryside. 	<p>DPDs should help increase employment and services in the rural parts of the Borough whilst conserving the landscape.</p> <p>Include sustainability objectives that aim to improve the economies of rural areas with minimal impact to the environment.</p>

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Policies and Strategies		
Door to Door: A Strategy for Improving Sustainable Transport Integration (DfT, 2013)	<p>The strategy focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport:</p> <ul style="list-style-type: none"> • Accurate, accessible and reliable information about different transport options • Convenient and affordable tickets • Regular and straightforward connections at all stages of the journey and between different modes of transport • Safe and comfortable transport facilities <p>The strategy also includes details on how the Government is using behaviour change methods to reduce or remove barriers to the use of sustainable transport, and working closely with stakeholders to deliver a better-connected transport system.</p>	<p>DPDs should take into account their role in addressing the four core areas outlined in the Strategy.</p> <p>Include SA objectives relating to high quality, efficient sustainable transport systems.</p>
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)	<p>The aim of the Strategy is to guide conservation efforts in England up to 2020. Moving further on from 2020, the ambition is to move from a net biodiversity loss to gain.</p> <p>The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> • Agriculture • Forestry • Planning and Development • Water Management • Marine Management • Fisheries • Air Pollution • Invasive Non-Native Species 	<p>DPDs should take into account their role in seeking to prevent the degradation of biodiversity and ecosystem services within Basildon. DPDs should also recognise their contribution to securing a net gain in biodiversity.</p> <p>Include SA objective relating to the protection and enhancement of the natural environment.</p>
Safeguarding our Soils: A Strategy for England (DEFRA, 2009)	<p>The vision is "by 2030, all England's soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations".</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building the resilience of soils to a changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. • Dealing with our legacy of contaminated land. 	<p>DPDs should help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.</p> <p>Include SA objective which seeks to safeguard and enhance the quality of soil.</p>
Delivering Affordable Housing (DCLG,	The aim of this document is to support local authorities and other key players in delivering more high quality affordable housing within mixed	DPDs should help deliver high quality affordable

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2006)	sustainable communities by using all tools available to them.	housing where there is a need. Include SA objectives that relate to affordable housing provision
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (DCLG, 2008)	<p>This sets out the assessment process and performance standards required for the Code for Sustainable Homes.</p> <p>The Code is a standard designed to improve the sustainability of new homes.</p>	<p>DPDs should take into account their roles in promoting the implementation of the Code for all residential development.</p> <p>Include SA objectives which promote sustainable development and seek to achieve higher levels of efficiency (e.g. in energy , water etc.) where appropriate.</p>
Laying the Foundations: A Housing Strategy for England (DCLG, 2011)	Aims to provide support to deliver new homes and improve social mobility.	<p>DPDs should encourage development of residential properties.</p> <p>Include SA objectives that assesses whether housing need is being met.</p>
Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> • sustainable consumption and production; • climate change and energy; • natural resource protection and environmental enhancement; and • sustainable communities. <p>Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.</p>	<p>DPDs should meet the aims of the Sustainable Development Strategy.</p> <p>Include SA objectives to cover the shared priorities.</p>
Building a Greener Future: Policy Statement (DCLG, 2007)	This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.	<p>DPDs should ensure residential development is zero carbon by 2016.</p> <p>Include SA objectives which seek to improve the energy efficiency of proposed developments and encourage uptake of renewable energy.</p>
The UK Renewable Energy Strategy (DECC, 2009)	<ul style="list-style-type: none"> • Increase our use of renewable electricity, heat and transport, and help tackle climate change. • Build the UK low-carbon economy, promote energy security and take action against climate change. • 15% of energy from renewable sources by 2020. • Reducing UK CO₂ emissions by 750 million tonnes by 2030. 	<p>DPDs should encourage developments that would support renewable energy provision including electricity, heat and transport.</p> <p>Include SA objectives relating to increasing energy provided from renewable sources.</p>
The Energy Efficiency Opportunity in the UK (DECC, 2012)	This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy.	DPDs should seek to address the barriers identified within the Strategy and improve the existing

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	<p>The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> • Embryonic markets. • Information. • Misaligned financial incentives. • Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>	<p>building stock through appropriate adaptation measures.</p> <p>Include SA objectives relating to energy efficiency and adaptation of the existing building stock.</p>
<p>The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)</p>	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> • Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”. • Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”. • Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate”. • Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”. • Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”. • Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”. • Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”. 	<p>DPDs should take account of the visions set out in the Programme.</p> <p>Include SA objectives which seek to promote the implementation of adaptation measures to make Basildon more resilient to a changing climate.</p>
<p>Healthy Lives, Healthy People: our Strategy for public health in England (Department of Health, 2010)</p>	<p>Protect the population from serious health threats: helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.</p>	<p>Policies within the DPDs should reflect the objectives of the strategy where relevant.</p> <p>Include SA objectives relating to health and well-being.</p>
<p>The Air Quality Strategy for England,</p>	<ul style="list-style-type: none"> • Make sure that everyone can enjoy a level of ambient air quality in 	<p>DPDs should take account of the likely impact on air</p>

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Scotland, Wales and Northern Ireland (DEFRA, 2007)	<p>public spaces, which poses no significant risk to health or quality of life.</p> <ul style="list-style-type: none"> • Render polluting emissions harmless. • Sets air quality standards for 13 air pollutants. 	<p>quality from development.</p> <p>Include SA objectives to protect and improve air quality.</p>
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> • "improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; • Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; • Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; • Cut greenhouse gas emissions; and • Embed continuous adaptation to climate change and other pressures across the water industry and water users". 	<p>DPDs should aim to contribute to the vision set out in this Strategy.</p> <p>Include SA objectives which seek to protect, manage and enhance the water environment.</p>
Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)	<p>The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs".</p> <p>Its aims include:</p> <ul style="list-style-type: none"> • To manage water resource and protect the water environment from climate change. • Restore, protect, improve and value species and habitats that depend on water. • To contribute to sustainable development through good water management. • People to understand how water and the water environment contribute to their quality of life. 	<p>Policies within the DPD should reflect the aims of the strategy where relevant.</p> <p>Include SA objective which seeks to promote water management and efficiency.</p>
The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • "manage the risk to people and their property; • Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; • Achieve environmental, social and economic benefits, consistent with the principles of sustainable development". 	<p>DPDs should seek to reduce and manage the risk of all type of flooding.</p> <p>The SA framework should include objectives/indicators which seek to reduce the risk and manage flooding sustainably.</p>

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Waste Strategy for England 2007 (DEFRA, 2007)	<p>Future of waste management – the government commitment.</p> <ul style="list-style-type: none"> • Tackle the amount of waste produced, by breaking the link between economic growth and waste production. • Put waste which is produced to good use through substantial increases in re-use, recycling, composting, and recovery of energy. 	<p>DPDs should encourage the minimisation of waste production and the maximisation of recycling and re-use of materials.</p> <p>SA objectives should seek to ensure waste is minimised and promote recycling and reuse.</p>
REGIONAL		
Water for People and the Environment: Water Resources Strategy – Regional Action Plan for Anglian Region (Environment Agency, 2009)	<p>The Strategies vision for water resource “is for there to be enough water for people and the environment”.</p> <p>“The management and use of water and land must be shown to be sustainable – environmentally, socially and economically. We require the right amount of good quality water for people, agriculture, commerce and industry and the environment”.</p> <p>The Strategy has identified four actions which include:</p> <ul style="list-style-type: none"> • Protecting the environment. • Driving water efficiency. • Ensuring resilience of water resources. • Sharing and development of water resources. 	<p>Policies within the DPD should reflect the actions identified within the strategy where relevant.</p> <p>Include SA objective which seeks to promote water management and efficiency.</p>
SUB-REGIONAL		
Essex and Southend on Sea Replacement Structure Plan (ECC, 2001)	<p>This Structure Plan provides the development framework for Essex and Southend-on-Sea between 1996-2011. The majority of the Plan has been replaced by other relevant Plans. However, a number of policies have been saved and will remain in force until they are replaced by DPDs adopted by the county and district planning authorities.</p> <p>The saved policies of the Structure Plan include:</p> <ul style="list-style-type: none"> • NR3: Extension of Suffolk Coast/Heaths AONB • CC1: Undeveloped Coast – Coastal Protection Belt • BIW9: Airport Development • LRT6: Coastal Water Recreation • EG1: Proposals for New Power Stations • T2: Transport Investment Priorities • T4: Passenger Transport • MIN4: Sterilisation and Safeguarding of Mineral Sites 	<p>DPD should take account of the saved policies of the Structure Plan.</p> <p>The SA framework should include objectives/indicators which consider a range of landscape, ecological, transport, minerals and infrastructure matters.</p>
Joint Municipal Waste Management Strategy for Essex (2007 to 2032) (ECC, 2008)	<p>This Strategy sets out Essex’s approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.</p> <p>The strategy sets out recycling targets which include recycling 60% of household waste by 2020 and reducing the amount of biodegradable waste sent to landfill to 131,386 tonnes by 2020 (386,319 tonnes were sent in the</p>	<p>The Basildon Local Plan should seek to implement the waste hierarchy to ensure the amount of municipal waste is reduced.</p> <p>The SA framework should include objectives/indicators which ensure the amount of waste sent to landfills is reduced and encourage</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	2002 baseline year).	uptake of recycling and reuse of materials.
Replacement Essex Minerals Local Plan 2013 (Pre-submission Draft) (ECC, 2013)	<p>Overarching aim is to deliver the mineral supply hierarchy in Essex by: reducing as far as practicable the quantity of minerals used and waste generated; use as much secondary and recycled material as possible before finally securing the remainder of the demand through new primary extraction and safeguarding existing mineral facilities and resources.</p> <p>The sites identified in the plan will provide:</p> <ul style="list-style-type: none"> • 40.824m tonnes of sand and gravel extraction; and • 0.39m tonnes of silica sand. 	<p>DPDs should take into the mineral supply hierarchy and ensure mineral supply is not compromised. Take account of mineral safeguarding areas, new primary extraction facilities and safeguarded existing facilities during the selection of land for development.</p> <p>The SA framework should include objectives which consider the safeguarded sites and areas for future minerals supply.</p>
A Vision for the Future (Thames Gateway South Essex Partnership, 2001)	<p>This document sets out the vision for the regeneration of the south Essex Thames Gateway which includes:</p> <ul style="list-style-type: none"> • Improving skills and opportunities across a range of economic sectors and promoting a competitive business environment. • Leading the way in innovative infrastructure, including sustainable transport. • Securing investment and site development which promote urban regeneration and provide employment opportunities. • Creating high quality sustainable urban and rural environments which enhance the natural assets of the area. • Improving health and wellbeing of communities throughout the Gateway. • Marketing the opportunities for investment and development in the Gateway. <p>The Vision sets out the key objectives for the three hubs identified in the document. For Basildon and Castle Point, the objectives comprise:</p> <ul style="list-style-type: none"> • “to make Basildon and Castle Point the centre of business excellence in South Essex... • to develop a leasing business support centre in Basildon to serve all of South Essex... • to improve the local transportation network, in particular access to and from Canvey Island and along commuting routes into Basildon, including better rail links”. 	<p>The Basildon Local Plan should seek to promote the regeneration of Basildon in line with the vision set out.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Thames Gateway Delivery Plan (DCLG , 2007)	<p>The Plans sets out programmes of investment around key objectives to boost the economy and improve the quality of life within the Thames Gateway.</p> <p>Objectives include:</p> <ul style="list-style-type: none"> • new jobs; • significant expansion in further and higher education; • substantial increase in affordable housing; 	<p>The Basildon Local Plan should take into account the key objectives of the Delivery Plan.</p> <p>The SA framework should include objectives which consider a range of social, economic and environmental matters.</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	<ul style="list-style-type: none"> • improvements to quality and design; • investment in schools and health services; and • transport improvements. 	
Essex Strategy 2008-2018 – Liberating Potential: Fulfilling Lives, Essex Partnership (ECC, Draft April 2008)	<p>The vision of the Essex Partnership is:</p> <p>"To support Essex people to liberate their potential and enjoy the best quality of life in England"</p> <ul style="list-style-type: none"> • People want to be safe and healthy. • Our ambition is to make Essex the safest place to live in England. • People want to belong. 	<p>DPDs should take into account their role in supporting development which promotes a high quality of life.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Joint Essex Health and Wellbeing Strategy 2013 - 2018 (Essex Health and Wellbeing Board, 2013)	<p>"By 2018 residents and local communities in Essex will have greater choice, control, and responsibility for health and wellbeing services. Life expectancy overall will have increased and the inequalities within and between our communities will have reduced. Every child and adult will be given more opportunities to enjoy better health and wellbeing".</p>	<p>DPDs should take into account their role in providing local communities with more opportunities to improve their health and wellbeing and reduced inequality.</p> <p>The SA framework should include objectives/indicators which consider a range of social and environmental matters, including health and wellbeing.</p>
Basildon and Brentwood Clinical Commissioning Group Integrated Plan 2013 – 2015 (2013)	<p>"The practices of the CCG [Clinical Commissioning Group] will work closely together to improve patient care, where the needs of patients should be at the very heart of clinical decision making. Members will work together with stakeholders to ensure that commissioned services are of the highest quality, making most effective use of resources bringing care closer to home."</p> <p>The Group identifies three local priorities which comprise:</p> <ul style="list-style-type: none"> • hypertension and coronary heart disease; • families with complex needs; and • increasing the utilisation of a single point of referral. 	<p>DPDs should take into account their role in supporting the mission of the CCG and assisting in tackling the three priority areas.</p> <p>The SA framework should include an objective which seeks to improve to health and wellbeing.</p>
Essex Police Strategy (2012-2015) and Plan 2012-2013 (Essex Police, 2012)	<p>The Strategy sets out the future direction for policing in Essex and outlines four strategic priorities they seek to tackle between 2012-2015. The priorities comprise:</p> <ul style="list-style-type: none"> • tackle crime and anti-social behaviour; • protect people from serious harm; • improve satisfaction in policies; and • make best use of their resources. <p>The 2012-2013 Plan sets out a number of key actions to address the priorities outlined in the Strategy.</p>	<p>DPDs should take into account their role in contributing to the priorities outlined in the Strategy and the Plan.</p> <p>The SA framework should include an objective which seeks to ensure communities are safe and crime rates are reduced.</p>
Commissioning School Places in Essex 2012-2017 (ECC, 2013)	<p>The documents sets out how Essex County Council commissions school places by achieving a balance between the number of places available and</p>	<p>DPD should take into account the need to provide a balanced number of school places to ensure forecast</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	<p>the number of pupils for whom they are required.</p> <p>It is expected that there will be 15,539 pupils in primary school and 9,983 pupils in secondary school in 2017.</p>	<p>demand is taken into account.</p> <p>The SA framework should include social objectives/indicators which consider impacts on education including school places.</p>
<p>Thames Gateway South Essex Interim Housing Strategy 2012-2015 (TGSE, 2012)</p>	<p>The vision of the Interim Strategy is to “deliver a sufficient and sustainable supply of quality housing that contributes to a balanced housing and job market”.</p> <p>The priority actions of the Strategy are:</p> <ul style="list-style-type: none"> • “New funding models/viability/evidence base/site development <ul style="list-style-type: none"> - Enabling the development of high quality and sustainable affordable housing in places where people want to live responding to local need and supporting the economy. • Private sector housing/green belt/decent homes/empty homes <ul style="list-style-type: none"> - Improving the condition and usage of existing housing across all tenures taking into account social and environmental factors that impact on quality of life. • Planning for older people/extra care/adaptations/under occupation/homeless <ul style="list-style-type: none"> - Enabling people to make informed choices about their housing circumstances and enabling them to meet their own housing needs. Develop links between health, well-being, employment and housing to help prevent homelessness and support vulnerable people”. 	<p>DPDs should ensure that they contribute and not hinder the delivery of sustainable homes which meets the housing need in Basildon.</p> <p>Include a sustainability objective relating to housing availability and quality.</p>
<p>Thames Gateway South Essex Strategic House Market Assessment: Update Report (TGSE, 2010)</p>	<p>This Report provides an update to the Strategic House Market Assessment published in 2008.</p> <p>The report identifies the five year housing supply for the period 2010-2015. For the Basildon there will be a shortfall of 201 dwellings.</p> <p>There were also 904 vacant dwellings in Basildon in 2009. This equated to 1.2% of the housing stock in 2009.</p> <p>The Report also identifies the housing need for Basildon which is considered to be 356 per annum.</p>	<p>The Basildon Local Plan should take into account its role in addressing the shortfall in housing supply and housing need within Basildon.</p> <p>Include a sustainability objective relating to the provision of a sufficient amount of homes for all sections of the community,</p>
<p>Final Water Resources Management Plan 2010-2035 (Essex and Suffolk Water, 2010)</p>	<p>The Plan sets out a number of areas which Essex and Suffolk Water will prioritise to ensure water resources are sustained. These include:</p> <ul style="list-style-type: none"> • Sufficiency of water supplies. • Frequency of hosepipe bans. • Leakage from pipes. • Saving water. • Metering in the Essex area. 	<p>DPDs should take into account the priorities set out in the Water Resource Management to ensure water resources are sustained.</p> <p>The SA framework should include an objective which seeks to improve water efficiency.</p>

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Essex Local Flood Risk Management Strategy (LFRMS) (ECC, 2013)	<ul style="list-style-type: none"> • Metering in the Suffolk area. <p>The LFRMS sets out how flood risk will be managed in Essex. The Strategy sets out nine guiding principles to manage flood risk which are:</p> <ul style="list-style-type: none"> • Focus on reducing disruption from flooding as well as the causes. • Effective flood risk management could reduce the long-term damage caused to properties and impacts on human health and well-being. • Decisions should be based on a sound evidence base and made against clear criteria. • Increase the flood risk knowledge base across all stakeholders. • Public organisations have a duty to inform households of their susceptibility to flooding and advise on what steps they can take to make their property more resilient. • Co-operation among relevant public agencies is essential for long-term comprehensive flood risk management. • New developments should ensure there is no increase in flood risk and seek to reduce the flood risk which already exists. Emerging local plans should direct new development away from areas of flood risk where possible. • Cumulative impact of small developments on flood risk is as significant as impacts from major developments. Both must be managed to ensure the risk of flooding does not increase. • Flood schemes likely to have a significant effect on a European site will only be approved if it can be confirmed the integrity of the designation will not be adversely affected. 	<p>DPDs should direct new development away from areas at risk of flooding and seek to reduce the risk of flooding overall.</p> <p>The SA framework should include objectives/indicators which seek to prevent an increase in flood risk.</p>
South Essex Surface Water Management Plan (ECC, 2012)	<p>This Plan's aim is to understand the causes of surface water flooding and agree a preferred strategy for the management of surface water flood risk.</p>	<p>DPD should seek to reduce to the causes of surface water flooding.</p> <p>Include SA objectives which relates to minimising flood risk from all sources including pluvial.</p>
South Essex Catchment Flood Management Plan (CFMP) Summary Report (Environment Agency, 2009)	<p>The aim of the CFMP is to "understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment".</p> <p>The CFMP "should be used to inform planning and decision making by key stakeholders" such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>Currently there are 109 properties at risk of flooding in Basildon during a 1% annual probability flood. This rises to 337 in 2,100 taking into account current flood defences.</p>	<p>The Basildon Local Plan should seek to minimise the risk of flooding and ensure properties which are at risk of flooding are able to adapt.</p> <p>The SA framework should include objectives/indicators which seek to reduce the risk of flooding.</p>
North Essex CFMP Summary Report (Environment Agency, 2009)	<p>The aim of the CFMP is to "understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment".</p>	<p>The Basildon Local Plan should seek to minimise the risk of flooding and ensure properties which are at risk of flooding are able to adapt.</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	<p>The CFMP “should be used to inform planning and decision-making by key stakeholders” such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>Currently there are 2,761 properties at risk of flooding in the North Essex catchment during a 1% annual probability flood. This rises to 3,760 in 2,100 taking into account current flood defences.</p>	<p>The SA framework should include objectives/indicators which seek to reduce the risk of flooding.</p>
<p>Essex Transport Strategy: The Local Transport Plan for Essex (ECC, 2011)</p>	<p>This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex.</p> <p>The vision of the Plan is “for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex”.</p> <p>The Plan sets five outcomes which comprise:</p> <ul style="list-style-type: none"> • “Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration. • Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology. • Improve safety on the transport network and enhance and promote a safe travelling environment. • Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use. • Provide sustainable access and travel choice for Essex residents to help create sustainable communities”. 	<p>The Basildon Local Plan should take into account the five outcomes of the Plan and ensure they are not compromised.</p> <p>SA objectives/indicators should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced and reduce congestion.</p>
<p>Essex Biodiversity Action Plan 2010 -2020 (Essex Biodiversity Project, 2011)</p>	<p>The overarching aim of Biodiversity Action Plans is to “halt overall biodiversity loss, support healthy well-functioning ecosystems and establish more coherent ecological networks”.</p> <p>This Plan delivers a number of action plans which provide guidance for biodiversity works and relate to the 19 Priority Habitats of the Biodiversity 2020 Strategy, as well as the list of Priority Species and Habitats provided for in Section 41 of the Natural Environment and Rural Communities Act. The actions plans are by habitat group and include:</p> <ul style="list-style-type: none"> • Arable field margins • Hedgerows • Traditional orchards (and Essex specific varieties) • Lowland dry acid grassland • Lowland meadows • Lowland heathland • Ponds • Rivers • Floodplain and coastal grazing marsh • Lowland raised bog • Reedbeds 	<p>The Basildon Local Plan should protect the intrinsic value of the identified habitats and seek to improve them where possible.</p> <p>The SA framework should include an objective/indicator which seeks to conserve and enhance the identified habitats and species.</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	<ul style="list-style-type: none"> Coastal saltmarsh 	
Green Grid Strategy (Thames Gateway South Essex Partnership, 2005)	<p>The Strategy seeks to develop a functional green space network throughout the Thames Gateway. The Strategy's vision is to achieve "a living system threading through the urban and rural landscape, connecting places that are attractive to people, wildlife, business, and providing clean air, food, water, energy, minerals and materials".</p> <p>The vision seeks to place landscape at the heart of the development process and environmental processes as the key pillar of sustainable development and the economy.</p>	<p>The Basildon Local Plan should take into account its role in promoting the green network across the Thames Gateway.</p> <p>The SA framework should include objectives/indicators which seek to maintain and enhance the green network.</p>
LOCAL		
Basildon Borough Community Strategy 2012 – 2036 (BBC, 2012)	<p>The vision of the Strategy is "to make Basildon Borough a fair and inclusive place, where the community have a healthy, safe place to live and work and to improve the quality of life now and for future generations".</p> <p>The vision has been divided into five objectives and include:</p> <ul style="list-style-type: none"> "To improve the employment prospects, education and skills of local people. To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable development and supporting infrastructure. To support and promote the growth in local economics and businesses to benefit local people. To support local people to improve their health and well-being. To treat the cause of crime, anti-social behaviour and disorder and improve community safety". 	<p>The Basildon Local Plan should take into account its role in achieving the objectives set out in Basildon's Sustainable Community Strategy.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Basildon District Council Strategic Improvement Plan 2010-2013 (BBC, 2010)	<p>Sets out the "strategic priorities and desired outcomes that the Council will focus on delivering over the next three years to meet its vision 'to improve the quality of life for the people of the [Borough], now and for future generations'".</p> <p>Key themes which the priorities sit within include:</p> <ul style="list-style-type: none"> Build and maintain vibrant town centres. Renew estates and achieve Decent Homes. Support and grow the local economy. Improve sports and leisure infrastructure. Improve street scenes. Promote green issues. Empower communities. Improve and maintain the profile of the Borough. Reduce crime and the fear of crime. Tackle health inequalities. 	<p>DPDs should take into account their role in addressing the key themes and priorities identified within the Strategic Improvement Plan.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Basildon Borough Council Corporate Plan	The overall aim of the corporate plan is to create opportunity for local	The Basildon Local Plan should seek to promote

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2012-2016 (BBC, 2012)	<p>people. The "ambition is for Basildon to be a good place to live and do business, where local people can enjoy the prosperity and good public services".</p> <p>The Plan's priorities are:</p> <ul style="list-style-type: none"> • "To improve the employment prospects, education and skills of local people. • To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments and supporting infrastructure. • To support and promote the growth in local economies and businesses to benefit local people. • To support local people to improve their health and wellbeing. • To treat the cause of crime, anti-social behaviour and disorder and improve community safety". 	<p>Basildon as a high quality, safe, sustainable place to live and work.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Basildon District Regeneration Framework 2007-2021 (BBC, 2007)	<p>The vision of the framework is to allow Basildon's community to "flourish in a rejuvenated District with the best access to education and skills, healthcare provision, leisure and cultural services and some of the best green and open space in the region".</p> <p>The regeneration priorities for Basildon are:</p> <ul style="list-style-type: none"> • Regeneration of town centres. • Quality housing. • The economy. • Culture and the environment. • Health and education. 	<p>The Basildon Local Plan should seek to promote the regeneration of Basildon in line with the vision and priorities set out in the Framework.</p> <p>The SA framework should include objectives/indicators which consider a range of social, economic and environmental matters.</p>
Basildon Community Safety Partnership 2012-2015 (BBC, 2012)	<p>The vision of the Partnership is to "make Basildon a safer place, to reduce the fear of crime and the likelihood of becoming a victim of crime".</p> <p>Priorities include:</p> <ul style="list-style-type: none"> • Reducing anti-social behaviour. • Reducing crime and re-offending. • Preventing and reducing alcohol and drug related crime. • Engaging with the community to tackle crime and anti-social behaviour. 	<p>The Basildon Local Plan should ensure measures are secured which enhance community safety and reduce the fear of crime.</p> <p>Include a sustainability objective which seeks to make Basildon a safer place.</p>
Basildon Social Inclusion Strategy 2006-2011 (BBC, 2006)	<p>The vision of this Strategy is to "promote and work toward an inclusive society towards that offers fair and equal life chances for all".</p> <p>There are four key objectives which include:</p> <ul style="list-style-type: none"> • Tackle exclusion. • Break the cycle and tackle the root causes of deprivation. • Work in partnership for a multi-faceted approach to social inclusion • Create inclusion within the Council. 	<p>The Basildon Local Plan should take into account their role in seeking to tackle exclusion and deprivation and promoting social equality.</p> <p>The SA framework should include objectives/indicators which consider social exclusion and deprivation.</p>
Basildon Local Culture Strategy (BBC,	The Strategy is underpinned by an overarching aim which seeks to enable	The Basildon Local Plan should ensure the benefits

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2006)	<p>"equal access to high quality cultural facilities and opportunities to participate in a wide range of leisure activities as a way of improving the quality of life for all of the people of Basildon".</p> <p>The Strategy also has six keys aims, including:</p> <ul style="list-style-type: none"> • To work with local health groups to ensure that the value of culture to the well-being of the community is integrated within overall health. • To promote a more positive image of Basildon to towns, neighbourhoods and community and engender community pride and well-being. • To work in partnership with the voluntary, commercial and educational sectors to ensure that cultural facilities and services are developed to meet the needs of the community. • To enhance the quality of urban and countryside open space. • To ensure that cultural resources are widely accessible, regardless of age, income, race disability or other factors. • To investigate ways in which culture can positively contribute to the regeneration of the physical and social infrastructure of Basildon. 	<p>of Basildon's culture assets are maximised whilst underperforming assets are enhanced.</p> <p>The SA framework should include objectives/indicators which consider the assets of Basildon.</p>
Basildon Town Centre Masterplan (BBC, 2012)	<p>The Masterplan sets out the overall strategy and guidance for how Basildon town centre should be developed. The Plan will also inform any future planning applications submitted within the Masterplan area.</p> <p>The document specifically addresses: drivers for change, overall concept and preferred approach; land uses and quantum of development; key development sites and spaces; design; public realm; access, movement and connectivity; infrastructure (including utilities); phasing; delivery management and risk and monitoring.</p>	<p>The Basildon Local Plan should take into account the existing vision for Basildon and contribute to the regeneration of Basildon town centre.</p> <p>The SA framework should consider regeneration of key areas within Basildon Borough.</p>
Gardiners Lane South SPG (BBC, 2003)	<p>This document provides planning guidance for development management purposes of the redevelopment of the site adjacent to Gardiner Lane South.</p> <p>The vision of the site is to:</p> <ul style="list-style-type: none"> • "Promote a mixed-use and high quality urban business environment; • Provide opportunities for a development of a wide range of business units; • Include a business support centre; • Provide an environment that is conducive towards innovation, enterprise and sharing of knowledge and skills; • Incorporate good quality landscaping whilst maximising the use of land within the site; • Provide an opportunity for residential development; • Encourage sustainable transport methods; and • Employ the principles of sustainable development". 	<p>The Basildon Local Plan should take into account the existing vision for Gardiners Lane South and contribute to the development of the site.</p> <p>The SA framework should consider regeneration of key areas within Basildon Borough.</p>
Pitsea Town Centre Masterplan (BBC, 2007)	<p>This Masterplan provides the long-term framework to guide the regeneration of Pitsea town centre.</p> <p>The 2022 vision of the town centre is for Pitsea to be "an attractive,</p>	<p>The Basildon Local Plan should take into account the existing vision for Pitsea and contribute to the regeneration of Pitsea town centre.</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	thriving, exciting and modern centre serving a diverse and growing community ".	The SA framework should consider regeneration of key areas within Basildon Borough.
Wickford Town Centre Master Plan (BBC, 2006)	<p>The key principles for the development of Wickford town centre comprise:</p> <ul style="list-style-type: none"> • Changing shopping patterns. • Growth in leisure/recreation. • Changing socio-economic structure (including changing household composition/size) • Emphasis on sustainable, mixed-use development. 	<p>The Basildon Local Plan should take into account the existing vision for Wickford and contribute to the regeneration of Wickford town centre.</p> <p>The SA framework should consider regeneration of key areas within Basildon Borough.</p>
Basildon Housing Tenancy Strategy 2013 (BBC, 2013)	<p>This Strategy's priorities are to:</p> <ul style="list-style-type: none"> • "Develop additional sustainable high quality homes of all types and tenure throughout the borough delivering a broad and improved housing offer. • Make the best use of existing housing stock. • Enable provision of housing that meets the needs and aspirations of all our residents. • Enable people to make choices and find solutions to their own housing problems. 	<p>The Basildon Local Plan should ensure it provides dwellings which cater for all types and tenures.</p> <p>Include a sustainability objective relating to housing availability and quality.</p>
Basildon District Housing Strategy 2004-2007 (BBC, 2004)	<p>The priorities of the Housing Strategy are to:</p> <ul style="list-style-type: none"> • "Ensure sustained investment in housing stock and meet the Government's Decent Home Standards using Housing Futures. • Provide more quality housing including affordable housing and ensure better quality temporary accommodation. • Strengthen estate and tenancy management services and improve environment of estates. • Improve targeting of private sector and reduce number of empty homes across the District. • Enhance services and information for older people, leaseholders and potential home owners through delivery of the service. 	<p>The Basildon Local Plan should provide high quality, affordable homes and encourage the refurbishment of empty homes in the borough.</p> <p>SA objectives should improve access to good quality and affordable housing.</p>
Basildon District Homelessness Strategy 2008-2013 (BBC, 2008)	<p>The aims of the Strategy are:</p> <ul style="list-style-type: none"> • "To prevent homelessness. • To secure the sufficient temporary accommodation meet the needs of people who are, or may become, homeless. • To maximise the provision of permanent homes to meet the needs of people who are, or may become, homeless. • To secure the satisfactory provision of support services for people who may become homeless or who may have been homeless and need support to stop them from becoming homeless again. • To ensure the processes, procedures and services provided to users are clear and accessible to all". 	<p>The Basildon Local Plan should take into account its role in supplying and safeguarding accommodation for the homeless.</p> <p>SA should consider use of district wide homelessness data as an indicator.</p>
Billericay Conservation Area Management	"The Billericay Conservation Area Management Plan outlines the special	The Basildon Local Plan should take into account the

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Plan Interim SPDs (BBC, 2011)	<p>architectural and historic interest of the area and provides an assessment of its character and appearance".</p> <p>The plan outlines the Council's approach to managing future change in the area.</p>	<p>Billericay Conservation Area Management Plan and the special features of the area.</p> <p>Include a sustainability objective relating to the conservation of historic features.</p>
Great Burstead Conservation Area Management Plan Interim SPDs (BBC, 2011)	<p>"The Great Burstead Conservation Area Management Plan outlines the special architectural and historic interest of the area and provides an assessment of its character and appearance".</p> <p>The plan outlines the Council's approach to managing future change in the area.</p>	<p>The Basildon Local Plan should take into account the Great Burstead Conservation Area Management Plan and the special features of the area.</p> <p>Include a sustainability objective relating to the conservation of historic features.</p>
Little Burstead Conservation Area Management Plan Interim SPDs (BBC, 2011)	<p>"The Little Burstead Conservation Area Management Plan outlines the special architectural and historic interest of the area and provides an assessment of its character and appearance".</p> <p>The plan outlines the Council's approach to managing future change in the area.</p>	<p>The Basildon Local Plan should take into account the Little Burstead Conservation Area Management Plan and the special features of the area.</p> <p>Include a sustainability objective relating to the conservation of historic features.</p>
Noak Bridge Conservation Area Appraisal and Management Plan Interim SPDs (BBC, 2010)	<p>This document provides an account of planning policies relevant to the management of conservation areas, a brief history of the development of the village, a description of the conservation area and an assessment of its character.</p>	<p>DPDs should take into account the Noak Bridge Conservation Area Appraisal and Management Plan and the special features of the area.</p> <p>Include a sustainability objective relating to the conservation of historic features.</p>
Basildon District Playing Pitch Strategy (BBC, 2004)	<p>The vision of this Strategy is to "protect existing pitches from inappropriate development and seek to improve the quantity and quality of provision" of playing pitches.</p> <p>Strategic objectives include:</p> <ul style="list-style-type: none"> • Meeting the needs of small sided, junior, adult and girls' and women's' leagues and competitions. • Developing access and participation initiatives to encourage play at recreational and professional levels. • Facilitating and encouraging the use of pitches by the community which are in education, voluntary or private ownership. • Accommodating the need and demand for playing pitches over the 10 years from the adoption of the Strategy. • Protecting existing pitches from inappropriate development. • Relocating existing pitches/uses on a like for like basis when major developments will result in the loss of such facilities. 	<p>The Basildon Local Plan should take into account its role in protecting formal playing pitches from inappropriate development and ensuring the supply of formal playing pitches meets the demand.</p> <p>Include a sustainability objective relating to the protection, enhancement, increasing provision of, increasing participation in and improving access to the Borough's sports pitches and facilities.</p>
Basildon District Playing Pitch Strategy Technical Addendum 2011 (BBC, 2011)	<p>Sets out Basildon Borough Council's approach for planning applications for new residential development which is likely to increase the demand for playing pitches.</p> <p>The main objectives are:</p>	<p>The Basildon Local Plan should take into account its role in securing additional playing pitches when new residential development comes forward.</p> <p>Include a sustainability objective relating to the provision of and improving access to the Borough's</p>

Policy/Plan/Programme/Strategy/ Initiative	Objectives or Requirements	Implications for the SA and/or Basildon Borough DPDs
	<ul style="list-style-type: none"> • “to determine local standards for pitch provision as specified for the individual sports agreed; • to determine where pitch upgrading may be required to meet the agreed local standards identifying indicative capital costs and revenue maintenance cost implications; • to advise on thresholds, distribution and costs of provision to assist the Council to determine the calculation of developer contributions for new pitches and associated facilities (for different sport types); • to provide capital and revenue costs to deliver individual tasks identified within the Playing Pitch Strategy Review Action Plan; • to formulate model policy options for the LDF Core Strategy relevant to the effective delivery of playing pitches, linking these with policies within other supporting documents; and • to produce GIS mapping of pitches by sport type to show geographical spread, distribution, catchments (including neighbouring local authority cross-boundary catchments)”. 	sports pitches and facilities.
Basildon District Habitat and Biodiversity Service Level Agreement (EECOS, 2009)	<p>Set out the service level agreement between Essex Ecology Services Ltd and Basildon Borough Council for the administration of the Local Wildlife Site (LoWS) Network.</p> <p>The Agreement recommends that the network of LWS is reviewed after an interval of no longer than three years. Sites which are perceived to be under threat from development or adverse management could be monitored more frequently.</p> <p>A register of potential LWS should also be maintained for the purposes of planning.</p> <p>All ecological surveys which accompany a planning application should include an assessment against LoWS site selection criteria.</p>	<p>The Basildon Local Plan should take into account the need to review LoWS and potential LoWS and ensure ecological surveys include an assessment against the LoWS criteria when they are required to accompany a planning application.</p> <p>The SA framework should include an objective/indicator which seeks to conserve and enhance natural environment including designated sites such as the LoWS network.</p>
Basildon District Contaminated Land Strategy (BBC, last revised Jan 2013)	<p>This Strategy sets out how Basildon District Council will undertake its statutory duty to identify contaminated land under section 78B of the Environmental Protection Act 1990.</p> <p>Contaminated land should be considered during the local plan process “through the undertaking of the Strategic Housing Land Availability Assessment (SHLAA) and statutory Sustainability Appraisals”.</p>	<p>The Basildon Local Plan should ensure that contaminated land is taken into account when selecting sites for development and in consideration of appropriate mitigation.</p> <p>The SA framework should include an objective/indicator which considers soils, including the potential for pollution of soils (e.g. from sources of contaminated land).</p>

Appendix 2

Summary of SA Scoping Report Consultee Comments
and Response to these

Consultee Comment	Response/comment/action (if required)
Chelmsford City Council	
Agree that all relevant policies, plans and programmes have been reviewed.	Noted. No response required.
Baseline data: The documents listed are appropriate. However, without seeing the content of these documents it is hard to confirm if they are at the right level or if they will produce sufficient coverage for the area.	Noted. No response required.
There wouldn't appear to be any obvious errors [in the data presented] but it is hard to say that there are NO errors.	Noted. No response required.
Agree with the list of key sustainability issues facing Basildon Borough.	Noted. No response required.
Sustainability Objectives: Would request that work previously commenced on the A130 Corridor Landscape Strategy, between Castle Point, Basildon and Chelmsford Council's, be progressed and considered as forming an evidence base for objective 1.	Any evidence in this regard which comes forward during the preparation of the Sustainability Report will be considered, as appropriate, as part of Objective 1.
Agree that the draft Sustainability Appraisal Framework of objectives and indicators is suitable and thorough enough to produce a rigorous and accurate Sustainability Appraisal.	Noted. No response required.
Agree that the proposed baseline indicators provide a relevant measure for the associated objective.	Noted. No response required.
Agree (at this stage of the process) that the Core Strategy Scoping Report and Sustainability Appraisal Framework meet the requirements of the NPPF and SEA Directive.	Noted. No response required.
Agree that the Scoping Report has been well structured and clearly written to ensure it's understandable.	Noted. No response required.
English Heritage	
Overall, we find the report well structured, clearly written and appropriate in terms of the requirements of the National Planning Policy Framework (NPPF) and the SEA Directive.	Noted. No response required.
<p>Section 2 Stage A Contextual Review</p> <p>Local Plans, Programmes and Proposals, 2.16 onwards</p> <p>The box of local key messages does not reflect the need to protect and enhance the Borough's historic environment. This is, however, reflected in current plans and programmes such as the adopted development plan and in documents relating to the Borough's designated conservation areas.</p>	Noted. This will be added to the list of key messages in the SA Report prepared for consultation alongside the Local Plan Core Strategy. See section 3.69 above.
<p>Section 3 Stage A2 Baseline information</p> <p>Local Plan Evidence Base</p> <p>We support the reference to the Basildon Historic Environment Characterisation Assessment. We recommend that the Borough's Conservation Area Appraisal and Management Plans should also provide part of the basis for a positive strategy for the historic environment in the local plan policies.</p>	Noted. The Conservation Area Appraisals and Management Plans already form part of the baseline data. This however, will be clarified in the SA Report. Considered above.

Consultee Comment	Response/comment/action (if required)
<p>Section 3 Stage A2 Baseline information Cultural Heritage and Landscape</p> <p>We are content with the summary of the Borough’s cultural heritage assets. In para 3.57, third sentence, the reference could be amended to read:</p> <p><i>‘There are four Conservation Areas, all of which have Conservation Area Appraisals and Management Plans.’</i></p>	<p>Noted. This will be amended in the SA Report prepared for consultation alongside the Local Plan Core Strategy. See section 3.69 above.</p>
<p>Section 3 Stage A2 Baseline information</p> <p>Under Sustainability Issues for cultural heritage, we would suggest that Issue 32 should read:</p> <p>‘There is a need to protect the cultural heritage resource in the Borough from further destruction or degradation, and conserve and enhance heritage assets through a positive strategy for the historic environment’ (para 126, NPPF).</p>	<p>Noted. This will be amended in the SA Report prepared for consultation alongside the Local Plan Core Strategy. See section 3.69 above.</p>
<p>Section 4 Stage A3 Sustainability Issues and their Likely Evolution without the Plan</p> <p>Table 4.1 provides an assessment of how the principal sustainability issues would evolve without the support of local plan policies.</p> <p>The judgement in relation to issue 32 relating to cultural heritage (bottom page 50) needs slight clarification, and perhaps is intended to read ‘Destruction or degradation trend would be likely to continue and may be exacerbated by’</p>	<p>Noted. This will be reviewed and amended as necessary in the SA Report prepared for consultation alongside the Local Plan Core Strategy. Amendment to text of the Likely Evolution of the issue without the Plan under issue 32 above.</p>
<p>Section 5 Stage A4 Core Strategy Sustainability Appraisal Objectives</p> <p>Paras 5.4 and 5.5 – We note the splitting of the original landscape and cultural heritage objective into two, and support this. Consequently, we support sustainability objective 2, in para 5.5.</p> <p>Table 5-1 Sustainability Appraisal Framework – we support the evidence identified and prompt questions for SA objectives 1 and 2.</p>	<p>Noted. No response required.</p>
<p>Section 6 Proposed Approach to SA</p> <p>Para 6.2 – we recommend that the Historic Environment Record GIS information is consulted to identify both designated and undesignated heritage assets.</p>	<p>Noted. GIS will be used to consider designated assets as well as undesignated assets as far as possible. The Historic Environment Characterisation Study provides a useful source of information on undesignated assets which will be reviewed.</p>
<p>Environment Agency</p>	
<p>Agree that all relevant policies, plans and programmes have been reviewed. We are pleased to see reference to the National and Regional documents we previously highlighted.</p>	<p>Noted. No response required.</p>
<p>Agree that the baseline data presented is appropriate for the Core Strategy Sustainability Appraisal and that it is at the right level and of sufficient coverage.</p>	<p>Noted. No response required.</p>
<p>Agree that there are no errors in the data presented.</p>	<p>Noted. No response required.</p>
<p>We agree with the list of key sustainability issues; however we consider that if possible it would be appropriate to include the following:</p> <p>Biodiversity, Flora and Fauna – paragraph 3.71</p>	<p>Noted. This will be amended in the SA Report prepared for consultation alongside the Local Plan Core Strategy. Added sustainability issues 40 and 44 to text and table above, including Likely Evolution of the Issue without the Plan text.</p>

Consultee Comment	Response/comment/action (if required)
<p>Sustainability issues – 35</p> <p>Water Quality and Foul Water Capacity can have significant impacts on the status of SSSI's and other designated / sensitive sites and the water environment in general.</p> <p>Water, Soil and Geology</p> <p>Sustainability issues – 43</p> <p>Need to provide adequate foul water capacity to meet existing and future domestic and commercial needs to ensure the water environment is protected.</p>	
<p>Agree that the proposed Sustainability Objectives are suitable in the context of Basildon Borough and the Core Strategy.</p>	<p>Noted. No response required.</p>
<p>Agree that the draft Sustainability Appraisal Framework of objectives and indicators is suitable and thorough enough to produce a rigorous and accurate Sustainability Appraisal.</p>	<p>Noted. No response required.</p>
<p>Agree that the proposed baseline indicators provide a relevant measure for the associated objective.</p>	<p>Noted. No response required.</p>
<p>Agree that the Core Strategy Scoping Report and Sustainability Appraisal Framework meet the requirements of the NPPF and SEA Directive.</p>	<p>Noted. No response required.</p>
<p>Agree that the Scoping Report has been well structured and clearly written to ensure it's understandable.</p>	<p>Noted. No response required.</p>
<p>Essex County Council</p>	
<p>Baseline data</p> <p>The baseline data provided in relation to education/ schools needs to be updated to reflect what is a changing situation.</p> <p>Para 3.29 (page 23) could be amended to read as follows:</p> <p><i>There are 55 primary schools and 9 secondary schools in the Borough serving 15,032 and 10,099 pupils respectively. (Source: Department for Education Annual School Census January 2013.)</i></p> <p>Para 3.30 (page 29) could be updated to read:</p> <p><i>The number of pupils attending primary schools has increased since 2009 by around 400 whilst the number of pupils attending secondary schools has fallen by around 750 pupils over the same period.</i></p> <p>Para 3.31 could be amended to read as follows:</p> <p><i>Capacity figures for primary schools indicate that there are currently enough surplus places within schools in the Borough to accommodate new pupils arising from new housing developments or new people moving into the area. However, it is recognised that the level of surplus school places vary in different parts of the Borough. Thus, it cannot be assumed that because there is a borough-wide surplus that any school has the capacity to accommodate further pupils. The increased birth rate over recent years has started to put pressure on the available school places in Basildon town, Laindon/ Langdon Hills and Pitsea/Bowers Gifford areas. This pressure will be increased by new housing in these areas. Capacity figures for secondary schools indicate that the schools in Billericay and Wickford are currently operating at close to their capacity, whilst there is a significant level of surplus places in Basildon town.</i></p>	<p>Noted. The baseline section of the SA Report prepared for consultation alongside the Local Plan Core Strategy will be updated to reflect this.</p> <p>NB Basildon Borough Council have clarified this further with Essex County Council as the Local Education Authority and the following information should be used in section 3.30:</p> <p>The Borough has 11 secondary schools in total (10 ECC funded and 1 privately funded) and 55 primary schools.</p> <p>The other section have ben amended in sections 3.32 and as per the text suggested by ECC.</p>

Consultee Comment	Response/comment/action (if required)
Disagree that there are no errors in the baseline data presented – see above.	Noted. Amendments will be made as per comment above.
Agree with the list of key sustainability issues facing Basildon Borough. However, Issue Ref. 14 (page 41) could be updated to read: <i>There is currently some spare capacity in a number of the Borough's primary schools, however, an increasing number of schools are experiencing pressure on available places due to the recent increases in the birth rate, their popularity and additional housing.</i>	Noted. The baseline section of the SA Report prepared for consultation alongside the Local Plan Core Strategy will be updated to reflect this. Sustainability issue 14 amended in text and table.
Agree that the proposed Sustainability Objectives are suitable in the context of Basildon Borough and the Core Strategy. Suggest an additional objective under 6. as follows: Ensure that there are sufficient primary and secondary school places for every child that requires one.	It is not considered necessary to provide an additional objective to cover this issue. SA Objective 6 (<i>Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough</i>) covers education issues. This Objective is supported by a number of key prompt questions including: <ul style="list-style-type: none"> • <i>Will it result in capacity issues, in for example, local schools?</i> It is considered that this prompt question will enable the SA to consider the issue of school capacity adequately.
Agree that the draft Sustainability Appraisal Framework of objectives and indicators is suitable and thorough enough to produce a rigorous and accurate Sustainability Appraisal. See above. If an the additional objective was added then the List of Evidence would include 'Commissioning School Places in Essex 2013-18' and the Key Prompt Question would be 'Are there sufficient school places available in schools that Ofsted judged at least good that parents/ carers wish to send their children to?'	See response above. The document cited can form part of the evidence base for the SA and the Local Plan Core Strategy. An additional SA objective to reflect this issue is not considered necessary.
Agree that the proposed baseline indicators provide a relevant measure for the associated objective.	Noted. No response required.
Agree that the Core Strategy Scoping Report and Sustainability Appraisal Framework meet the requirements of the NPPF and SEA Directive.	Noted. No response required.
Agree that the Scoping Report has been well structured and clearly written to ensure it's understandable.	Noted. No response required.
The main reference document referred to in the Scoping Report Update: 'Commissioning School Places in Essex 2012-17' will be updated and published in October 2013.	Noted. No response required.
Essex Wildlife Trust	
Agree that all relevant policies, plans and programmes have been reviewed.	Noted. No response required.
Essex Wildlife Trust disagrees that the ecological evidence baseline data is appropriate. In the 2011 Scoping Report Update, Natural England recommended consultation with Essex Wildlife Trust and reference to the Essex Biodiversity Action Plan (BAP) to establish that the ecological evidence is robust and credible enough to support the Core Strategy. The Council have cited as their evidence baseline the review of Local Wildlife Sites conducted by Essex Wildlife Trust as part of the 2007-2009 Service Level Agreement (this included yearly monitoring of Local Wildlife Sites, site condition assessments and site extent of all UK BAP Priority Habitats in the Borough). However, this review is now out of date; the Local Wildlife Site system is dynamic and subject to constant change and it is strongly recommended that a review is conducted every 3 years. In	It is noted that within the 2009 Basildon District Habitat and Biodiversity Service Level Agreement Report it was recommended by Essex Ecology Service Limited (EECOS) that Local Sites in the Borough should be reviewed after an interval of no more than three years. However, DEFRA Local Sites Guidance, 2006 on the identification, selection and management of sites states that a review period of between five to ten years is recommended for Local Sites. Therefore the

Consultee Comment	Response/comment/action (if required)
order for the Council's ecological evidence baseline to be robust and credible enough to support the Core Strategy a further review of Local Wildlife Sites and BAP Priority habitats is required. Such a review should include a condition assessment of all sites. This is essential to prevent the evidence base from losing its integrity.	<p>Council's evidence complies with Government guidance and is therefore robust to support the preparation of the Local Plan Core Strategy.</p> <p>Maps showing the location of UK BAP Priority Habitats are held and maintained by DEFRA: http://magic.defra.gov.uk/</p>
Agree that there are no errors in the data presented.	Noted. No response required.
Agree with the list of key sustainability issues facing Basildon Borough.	Noted. No response required.
Agree that the proposed Sustainability Objectives are suitable in the context of Basildon Borough and the Core Strategy.	Noted. No response required.
Agree that the draft Sustainability Appraisal Framework of objectives and indicators is suitable and thorough enough to produce a rigorous and accurate Sustainability Appraisal.	Noted. No response required.
Disagree that the proposed baseline indicators provide a relevant measure for the associated objective. See above.	Refer to response provided above.
Agree that the Scoping Report has been well structured and clearly written to ensure it's understandable.	Noted. No response required.
Highways Agency	
<p>Evidence base</p> <p>We note the recognition within the Scoping Report of the importance of a robust and credible evidence base to inform the Core Strategy (paragraph 1.10). We also note from paragraph 3.6 that the Council has or will commission studies to provide this evidence base including Transport Modelling. We would expect the transport modelling evidence to be robust enough to assess the impacts of the Local Plan on the SRN (strategic road network). We note from paragraph 6.6 of the Scoping Report the Council's commitment to develop and assess options using the most up to date evidence base including transport modelling due for completion later in 2013. We would encourage the Council to submit its transport modelling for review by the HA at the earliest opportunity to ensure agreement on the modelling and its suitability to inform impacts on the SRN. Early agreement on the modelling is important to ensure that the modelling evidence base does not undermine the soundness of the Core Strategy and/or subsequent development plan documents with potential consequent delays to adoption of the Local Plan.</p>	<p>Noted. Basildon Borough Council is working in partnership with Essex County Council as the Highways Authority to carry out transport modelling and testing of the Local Plan Core Strategy. The impact on the local road network of development scenarios containing the housing and employment proposals for Basildon Borough is being modelled using standard techniques, which are a combination of SATURN for the urban area of Basildon, and spreadsheets for Billericay and Wickford. This methodology will be sufficient to model the impact of the local plan on the local road network. With regard to the wider impacts Essex County Council will continue to liaise with the Highways Agency and discuss the likely high level impacts on the Strategic Road Network (i.e. M25 and A12) as the modelling progresses. However, it is understood that studies are being undertaken on behalf of the Highways Agency to review the operation of these strategic roads, the results of which will be incorporated within the Basildon Local Plan development timescales when available.</p>
Marine Management Organisation	
<p>Section 2 of the document sets out the policy context within which the Core Plan will sit. In paragraph 2.1 the National Planning Policy Framework is mentioned as a piece of national-level policy with which the Basildon Core Strategy must be consistent. We would recommend that the Marine and Coastal Access Act (2009) and the Marine Policy Statement are also included within this. Similarly, when discussing regional-</p>	<p>Noted. The legislation and policy statements and plans referred to will be included in the SA Report prepared for consultation alongside the Local Plan Core Strategy.</p>

Consultee Comment	Response/comment/action (if required)
level plans of relevance we would recommend that reference be made to Marine Plans being taken into consideration, once in place for the South East inshore area, which includes Basildon.	Marine and Coastal Access Act (MMO, 2009); Marine Policy Statement (MMO, 2011); Draft East Inshore and East Offshore marine plans (MMO, 2013) added to the relevant plans, policies and programmes column of table of sustainability issues.
Until such time as a marine plan is in place for the South East plan area we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the UK Marine Policy Statement unless relevant considerations indicate otherwise. The Marine Policy Statement will also guide the development of Marine Plans across the UK. More information can be found at http://www.defra.gov.uk/news/2011/03/18/marine-policy-statement/	Noted. Not an issue for the SA.
The MMO is also responsible for issuing marine licences under the Marine and Coastal Access Act 2009. A marine licence may be needed for activities involving a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Any works may also require consideration under The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended) and early consultation with the MMO is advised. We would suggest that reference to this be made within planning documents to ensure that necessary regulatory requirements are covered. We would encourage applicants to engage early with the MMO alongside any application for planning consent to ensure that the consenting process is as efficient as possible.	Noted. Not an issue for the SA.
Natural England	
Comments on policies, plans and programmes Natural England note the omission of both the Country Side and Rights of Way (CRoW) Act 2000 and Natural Environment and Rural Communities (NERC) Act 2006. We advise that these key pieces of environmental policy in the UK should be considered as part of this assessment.	Noted. The CRoW Act and NERC Act have been added to the relevant plans, policies and programmes column of table of sustainability issues.
Baseline data: You may wish to consider using the information presented within the National character Profiles http://www.naturalengland.org.uk/publications/nca/default.aspx within the Sustainability Appraisal. NE do not have the resources to check the accuracy of the baseline data.	Noted. This information will be reviewed and included as necessary in the SA Report prepared for consultation alongside the Local Plan Core Strategy.
Sustainability issues: Regarding para 3.63, please note that Crouch and Roach Estuaries (Mid Essex Coast Phase 3) is designated as a Special Protection Area (SPA) and Ramsar wetland site, as described, but not as SAC. However the more extensive Essex Estuaries Special Area of Conservation (SAC), not mentioned in the report, lies approximately 1.5km of the borough boundary, overlapping with the above SPA/Ramsar sites at this point.	Noted. The baseline section of the SA Report prepared for consultation alongside the Local Plan Core Strategy will be updated to reflect this point of detail.
Sustainability issues: We consider that sustainability issue 35 to be potentially misleading and suggest that the first sentence is amended to read: 'Unsympathetic grazing methods, ditch management and water level management are regarded as factors	Noted. The baseline section of the SA Report will be amended. Amended as suggested in text and table above.

Consultee Comment	Response/comment/action (if required)
that have negative effects on existing SSSI units.'	
<p>Sustainability Objectives: Regarding the removal of former objective 10, para 110 of the NPPF states that <i>'Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework'</i>. We would question whether this aspect of the removed objective is addressed elsewhere in the objectives as suggested in para 5.4 of the Scoping Report Update.</p>	<ul style="list-style-type: none"> • We are still of the opinion that previous objective 10: • <i>'Ensure all development is delivered in the most sustainable and suitable locations and to high standards of design and construction'</i> is captured by other SA objectives and it is appropriate to remove this from the overall SA framework. <p>For example, SA objectives 1, 2 and 3 seek to protect and enhance the Borough's landscape and green spaces, cultural heritage and biodiversity and habitats respectively. Furthermore, objective 12: <i>(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)</i> seeks to direct development to previously developed land (the potential biodiversity value of brownfield sites would be picked up in objective 3: Biodiversity).</p> <p>There are also a range of SA objectives which deal with accessibility issues and seek to direct development to more sustainable locations (for example, objective 5: Sustainable Town Centres; 11: Accessibility to and Enhancement of Local Services and Facilities and 19: Improving Travel Choice and Channelling Development to Sustainable Locations).</p>
<p>Natural England broadly agree [that the draft Sustainability Appraisal Framework of objectives and indicators is suitable and thorough enough to produce a rigorous and accurate Sustainability Appraisal] with respect to the natural environment subject to our comments above and below.</p>	<p>See our comment above.</p>
<p>Baseline indicators: Natural England is surprised to note that the report does not appear to include baseline indicators at this stage. We advise that clear quantifiable indicators are a key part of the assessment process that we would expect to see these at this stage.</p>	<p>Noted. Indicators will be developed in conjunction with Basildon Borough Council to ensure these are consistent with existing monitoring arrangements and in order to monitor the likelihood of significant and uncertain effects. Draft Indicators are set out in the SA Report prepared for consultation alongside the Local Plan Core Strategy.</p>
<p>Subject to the comments made this response we broadly agree [that the Core Strategy Scoping Report and Sustainability Appraisal Framework meet the requirements of the NPPF and SEA Directive] with respect to the natural environment.</p>	<p>Noted. No response required.</p>
<p>Agree that the Scoping Report has been well structured and clearly written to ensure it's understandable. Clear and well presented.</p>	<p>Noted. No response required.</p>
<p>Natural England advise that assessment of the impact of the plan on the Greater Thames Marshes Nature Improvement Area (NIA) which lies within the boundary of the borough should be included. Nature Improvement Areas are being designated to deliver coherent and resilient ecological networks. Where they are in place, Local Plans should identify them on proposals maps and include policies to ensure that any</p>	<p>Noted. The Local Plan Core Strategy will not have a Policy Map (previously known as a Proposals Maps), which would be updated for Site Allocations and Development Management Policies instead; however the NIA will be taken into account in</p>

Consultee Comment	Response/comment/action (if required)
<p>development that affects them is compatible with their purpose and makes a positive contribute to their enhancement. This is backed up by para 157 of the National Planning Policy Framework (NPPF). The Duty to Cooperate may be key to ensuring coherent and effective policies and proposals across NIAs.</p>	<p>future sustainability appraisal work.</p>
<p>In addition we consider that collaboration between Local Nature Partnerships (LNPs) on LNP priorities will be important for the delivery of cross-boundary strategic priorities for the natural environment. Paragraph 180 of the National Planning Policy Framework (NPPF) makes it clear that Local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships.</p>	<p>Noted. The LNPs priorities will be taken in to account in future sustainability appraisal and the Partnership will be engaged in Local Plan making.</p>

Appendix 3

SA Assumptions for Broad Location Appraisal

Assumptions for Appraisals of Broad Locations for Housing

General Assumptions

1. All broad locations will be entirely or predominantly for residential uses. Although there may be potential for other uses, such as community facilities or employment, these are not reflected in the appraisal scoring.
2. Development at any of the broad locations is likely to give rise to temporary negative effects from construction, such as effects on noise, air quality, and heavy goods vehicle movements. Temporary effects have not been reflected in the appraisal scores, since the scores have focused on the likely effects once development is completed.
3. **All residential developments constructed post 2016 will be required to meet the Government's zero carbon target for all new dwellings**, generating a percentage of renewable or low carbon energy on site. Similarly, water efficiency is covered by the Building Regulations and is not location specific. Therefore these issues have not been reflected in the appraisal scores.
4. **Reference is made to 'easy walking distance' in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. It categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':**

	Town centres (m)	Commuting/School/Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

For the purposes of the appraisal, a standard 'easy walking distance' of approximately 600m has been assumed on the basis that this falls half-way between the 'desirable' and 'acceptable' distance for 'elsewhere' trips, and takes into account that distances in the appraisal are measured from the edge of the Broad Location to existing services and facilities, and therefore walking distances are often likely to be much greater. It is considered that this is a reasonable approach, and professional judgement has been used when applying these distances to each Broad Location and the range of services and facilities considered by the appraisal.

SA objective specific assumptions

SA Objectives	SA Assumptions
<p>1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough</p> <p><i>This objective has been assessed in two parts. The first assessment considers the potential impact of a Broad Location on the landscape, drawing on the findings of the Draft Landscape Character and Green Belt Landscape Capacity Study.</i></p>	<p>Where Broad Locations are wholly located within landscapes which are deemed to have No/Very Low Capacity for Development (Areas within the Borough with the highest landscape sensitivity), as stated in the Draft Landscape Character and Green Belt Landscape Capacity Study (July, 2013), it is considered development is likely to have a significant negative (--/?) effect on this objective.</p> <p>Broad Locations within landscapes considered to have Low/Medium Capacity for Development (areas with high and moderate landscape sensitivity) are likely to have a (-/?) effect on this objective.</p> <p>Broad Locations within landscapes considered to be of Higher Capacity for Development (areas in the Borough with the lowest landscape sensitivity) are considered to have a (0/?) effect on this objective.</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>In certain instances, Broad Locations may fall within landscapes considered to have a Low/Medium Capacity for development, however, the landscape capacity report notes that there are no or very limited opportunities specifically for residential development. In such instances, professional judgement has been used to determine whether a minor or significant adverse effect is likely prior to mitigation.</p> <p>Evidence used: Draft Landscape Character and Green Belt Landscape Capacity Study (July, 2013).</p>
<p>1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough</p> <p><i>This part of the assessment considers the potential impact of a Broad Location on green spaces through consideration of potential direct impacts on the Borough's open spaces as defined in the PPG17 Open Space Assessment.</i></p>	<p>Where a publicly accessible open space (as defined in the PPG 17 Open Space Assessment) is wholly or partly within a Broad Location the effect is considered to be significant negative (--/?) i.e. it is assumed there would be a direct impact on the open space.</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence used: PPG 17 Open Space Assessment 2010.</p>
<p>2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough</p>	<p>The appraisal of the effects of designated heritage assets, such as Listed Buildings, Scheduled Monuments or Conservation Areas, is guided by professional judgement, based on factors such as the number, type and location of the heritage assets concerned in relation to the Broad Location. Significant negative (--/?) effects are more likely to be recorded where the heritage assets are within the Broad Location or in such a position with respect to the Broad Location that significant indirect effect may result (e.g. on setting).</p> <p>Where Broad Locations are located within archaeological find areas or have recorded sites or find-spots (as per the Basildon Historic Environment Characterisation Assessment 2010) an uncertain minor negative (-/?) effect is likely. The effect on archaeological assets is considered to be permanent.</p> <p>The sensitivity of each of the Borough's Historic Environment Zones to change is considered through a review of the sensitivity to change scores in the Basildon Borough Historic Environment Characterisation Project. This considers the sensitivity of each zone to medium to large scale development specifically housing expansion. As stated in the study, the score is an indication of the vulnerability of the historic environment assets within each zone to this type of change. A lack of sensitivity to change should not be taken as an indication that no historic environment mitigation would be required to accommodate development. Broad Locations within Historic Environment Zones judged as being 'Highly Sensitive to Change' are scored (--/?); Broad Locations within Historic</p>

SA Objectives	SA Assumptions
	<p>Environment Zones judged as being 'Sensitive to Change' are scored (-/?); and Broad Locations within Historic Environment Zones judged as being of 'Limited Sensitivity' are scored (0/?).</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence Used: Basildon Historic Environment Characterisation Project 2010, Archaeological Finds GIS Map, Conservation Areas GIS Map, English Heritage Listed Buildings and SAM GIS Maps.</p>
<p>3: Protect, conserve and enhance the Borough's biodiversity and the habitats which support it</p>	<p>Assessment of effects has been informed by the buffer distances used for the SHLAA work, which have been agreed with stakeholders including Natural England, Essex County Council Ecology teams, and the Wildlife Trust. However, the appraisal applies different levels of significance within each of the buffer zones, to reflect distance from the Broad Location:</p> <ul style="list-style-type: none"> • SACs/SPAs/Ramsar sites: within Broad Location or within 2.5km (--), 2.5km to 5km of edge of Broad Location (-). • SSSIs: within Broad Location or within 1km (--), 1km to 2km of edge of Broad Location (-). <p>There are SSSIs which fall within 1km of Broad Locations, but are separated by existing built up areas, roads or other physical infrastructure. In these instances, professional judgement has been used to determine whether significant adverse effects are likely in practice.</p> <ul style="list-style-type: none"> • LNRs/Ancient woodland/local wildlife site/BAP priority habitat: within Broad Location (--), within 100m of edge of Broad Location (-). • Protected Special Alert Area: within Broad Location (-). <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence Used: Essex BAP, Local Wildlife Sites 2009 GIS Map, SSSI GIS Map, Protected Species Alert GIS Map and UK BAP Priority Habitat 2009 GIS Map.</p>
<p>4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration</p>	<p>It is recognised that residential development could have temporary positive effects on the local economy during construction, and that the residents of new residential development will accommodate members of the local workforce and will also increase consumer demand for local goods and services. However, since it is difficult to know what these effects will be, and because they are not clearly location specific, for the purposes of this appraisal it is considered that all residential Broad Locations will have a negligible (0) effect on this objective. This objective is more likely to be influenced by policies for the economy and employment.</p>
<p>5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development</p>	<p>This objective is most likely to be influenced by policies for the Borough's Town Centres than by the location of greenfield development. Additional residential development could give rise to increased demand for town centre uses, goods and services. Conversely, major developments some distance from the town centres could result in competing offers if they are also accompanied by, for example, significant retail. Increased residential development could result in worsened traffic congestion. Given the difficulty in coming to judgements about what, if any, effects might arise on town centres from greenfield development, all residential Broad Locations will have a negligible (0) effect.</p>
<p>6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough</p>	<p>All residential Broad Locations are expected to have a negligible (0) effect on this objective as it is considered that the Broad Location of residential development is unlikely to influence social inclusion, employability of young people or the quality and diversity of learning and training opportunities.</p>
<p>7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to</p>	<p>Larger capacity Broad Locations will provide opportunities for developing a greater number of new private and affordable homes and therefore making a significant contribution to meeting the housing needs of the Borough. Given that housing need over the plan period is likely to be of the order of 16,000 dwellings, it has been considered that 800 dwellings (5% of the 16,000) would lead to a</p>

SA Objectives	SA Assumptions
help those in most need locally	<p>significant positive effect (++)), given that they are also likely to provide a range of types and tenure of home. The threshold for 'strategic' development in terms of planning applications in Basildon Borough is 100 dwellings, therefore between 100 and 800 dwellings in a Broad Location is assumed to have a minor positive effect (+). Broad Locations that would deliver less than 100 dwellings would have a negligible (0) effect.</p> <p>Evidence used: Housing Trajectory and 5yr land supply and SHLAA 2013 GIS layers.</p>
8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	<p>All residential Broad Locations are expected to have a negligible (0) effect on this objective as it is considered the Broad Location of residential development will not directly influence health inequality, mortality rates or fuel poverty. However, residential Broad Locations will be able to influence healthier lifestyles through access to health facilities and recreation facilities and open space. Proximity to these facilities has been considered in objective 11.</p>
9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced	<p>The effects of residential Broad Locations on safety, crime and fear of crime will depend on factors such as the inclusion of naturally surveyed open space and lighting or the implementation of initiatives such as the shared street. However, these issues will not be influenced by the Broad Location of housing. This will be determined through the detailed proposals for each Broad Location.</p> <p>The choice of Broad Location for residential development will also not influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing services and facilities is considered in objective 11.</p> <p>Therefore, it is considered the effects of all residential Broad Locations on this objective will be negligible (0).</p>
10: Regenerate and renew disadvantaged areas where people live or work in the Borough	<p>If a residential Broad Location is located within an existing deprived area, it may have the potential to improve the area. Therefore, it is considered that any Broad Locations which are located within an area that is considered to be deprived will have a minor positive (+) effect on this objective.</p> <p>Evidence used: IMD GIS Map.</p>
11: Improve accessibility to and enhance local services and facilities	<p>Delivering new housing and therefore Borough residents in close proximity to existing local services and facilities would be positive (enabling new residents to access these facilities), but could also increase demand for local services and facilities. However, the significance of any negative effects (such as limited school places and long surgery waiting times) cannot be predicted with any certainty.</p> <p>Where residential Broad Locations are within easy walking distance of community services and facilities, residents will be more easily able to access these facilities. Good public transport links will also be beneficial as they will enable residents to access services and facilities that are further away without having to rely on the use of private cars.</p> <p>Broad Locations that are within easy walking distance of a good range of services and facilities such as open spaces, health centre/hospital, primary school, secondary school, leisure facility, local centre, town centre and sustainable transport infrastructure (PRoW, bus stop or railway station) will have a significant positive (++) effect on this objective.</p> <p>Broad Locations that are within easy walking distance of a limited range of services and facilities such as open spaces, health centre, primary school or local centre regardless of proximity to sustainable transport infrastructure will have a minor positive (+) effect on this objective.</p> <p>Broad Locations that are not within easy walking distance from any community services/facilities, but are within easy walking distance of sustainable transport infrastructure will have a minor negative (-) effect on this objective.</p> <p>Broad Locations that are not located within easy walking distance of any community services/facilities or sustainable transport</p>

SA Objectives	SA Assumptions
	<p>infrastructure will have a significant negative (--) effect on this objective.</p> <p>Furthermore, when assessing the Broad Locations, obstructions to community services/facilities and sustainable transport infrastructure such as major roads or railway lines have been taken into account and have affected the score accordingly (e.g. where the A127 separates a facility from the Broad Location).</p> <p>If any community facilities such as open spaces, country parks, golf courses or sports fields are located within the Broad Location, it is considered that these facilities will be lost as a result of development; the Broad Location will therefore have a significant negative effect (--) on this objective.</p> <p>Evidence Used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centres GIS Map, Indoor Sports and Recreation Study 2011.</p>
<p>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</p>	<p>All of the Broad Locations are located on predominantly greenfield land and defined as grade 3 agricultural land. Development at these Broad Locations will not be as efficient as the use of brownfield land. As such, the Broad Locations will have a minor negative (-) effect on this objective.</p> <p>Evidence Used: Agricultural Land Classification GIS Map.</p>
<p>13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring</p>	<p>If the Broad Location contains an area that is classed as Flood Risk Zone 3a (high probability of flood risk) and/or Flood Risk Zone 3b (the functional flood plain), then it is assumed that a significant negative effect (--/?) will occur. Residential dwellings are classified in DCLG Technical Guidance on flood risk (March 2012) as being a 'more vulnerable use', which should not be located in Flood Risk Zone 3b, and should only be included in Flood Risk Zone 3a if the Exception Test is passed. Flood Zone 3b may include flood storage areas.</p> <p>If the Broad Location contains an area that is classed as Flood Risk Zone 2, then it is assumed that a minor negative effect (-/?) will occur as the potential flood risk could be mitigated against.</p> <p>In addition, outside of Flood Risk Zones, there can be broad areas identified as being susceptible to surface water flooding including areas which have been defined as 'Critical Drainage Areas' (CDA). Areas that have been identified as CDAs it is assumed will have a minor negative effect (-/?). Where Broad Locations outside of CDAs are covered by surface water flooding by more than one third, it has been assumed that there will be a minor negative (-/?) effect on this objective.</p> <p>The likely effects are uncertain as mitigation could be applied.</p> <p>Evidence Used: South Essex Surface Water Management Plan, 2012, Flood GIS Map, Level 1 and 2, Surface Water Flooding GIS Maps and Strategic Flood Risk Assessment.</p>
<p>14: Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels</p>	<p>The proximity of the Broad Location to community services/facilities and sustainable transport infrastructure will also play a key role in reducing greenhouse gas emissions emitted from private cars. The Score assigned to Objective 11: Improve Accessibility to and Enhance Local Services and Facilities will be reviewed in this regard.</p> <p>Evidence Used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centre GIS Map.</p>
<p>15: Reduce air, land and noise pollution and improve their respective</p>	<p>The proximity of the Broad Location to community services/facilities and sustainable transport infrastructure will also play a key role in reducing air pollution from private cars. The score assigned to Objective 11: Improve Accessibility to and Enhance Local Services and</p>

SA Objectives	SA Assumptions
quality through direct action or mitigation measures	<p>Facilities will be reviewed in this regard.</p> <p>Evidence used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Transport GIS Map, Town Centres GIS Map, Local Centre GIS Map and Contaminated Land 2010 GIS Map.</p>
16: Improve water efficiency and achieve sustainable water resource management	<p>The South Essex Water Cycle Study (2011) has been consulted to determine the capacity of the waste water network which will serve the Broad Locations. Broad Locations will have a minor negative/minor positive (-/+). The minor negative effect reflects the capacity issue with respect to new development. The minor positive effect reflects the potential for new development to act as the catalyst for upgrading the waste water network, hence leading to an improvement in water quality overall. This will be subject to further discussions with infrastructure providers.</p> <p>The proximity to watercourses (including main rivers) and aquifers is used to consider the likelihood of water pollution during construction. An uncertain score (?) is used, recognising that the potential for pollution could be managed by good construction practice. Where the Broad Location contains a Groundwater Vulnerability Zone a minor negative (-) has also been recorded. Basildon Borough does not contain any Source Protection Zones.</p> <p>Evidence used: Environment Agency Groundwater designation maps, South Essex Water Cycle Study 2011, Main River GIS Map, Groundwater Vuln Drift GIS Map, Sewage treatment works GIS Map and Anglian River Basin Management Plan.</p>
17: Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	<p>The effect of new residential development on this objective will depend largely on factors which are not influenced by the location of the housing, such as the design of the housing and the incorporation of climate change initiatives at building/public space scale. These will be determined through the detailed proposals for each development at the site allocation/planning application stage. Therefore it is considered that all Broad Locations will have a negligible (0) effect on this objective.</p>
18: Reduce waste generation and increase the amount of waste which is recycled or re-used	<p>The Broad Location of residential development will have a negligible (0) effect on this objective as the location of housing will not influence the consumption of materials or resources, amount of household waste produced, construction/demolition waste going to landfill or the generation of hazardous waste. The location will also not influence waste recovery/recycling, re-use or recycling of products/packaging or the demand for recycled materials. These details will be promoted and secured through the detailed design proposals for each Broad Location at the planning application stage.</p>
19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>Broad Locations which have the potential to effect junctions that have already been identified at or will be at capacity in the future will have a significant negative (--) effect on this objective.</p> <p>Broad Locations which are within easy walking distance of community services/facilities and sustainable transport infrastructure will provide more opportunities for residents of the Broad Locations to access services and facilities in a sustainable manner (i.e. on foot, bicycle or public transport), reducing the need for residents to travel by private car. The score assigned to Objective 11: Improve Accessibility to and Enhance Local Services and Facilities will be reviewed in this regard.</p> <p>Evidence used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Transport GIS Map, Town Centres GIS Map, Transport Evidence Base (modelling and mitigation) and Basildon Borough Settlement and Centre Hierarchies.</p>

Assumptions for Appraisals of Broad Locations for Employment

General Assumptions

5. All broad locations will be entirely or predominantly for employment uses. Although there may be potential for other uses, these are not reflected in the appraisal scoring.
6. Development at any of the broad locations is likely to give rise to temporary negative effects from construction, such as effects on noise, air quality, and heavy goods vehicle movements. Temporary effects have not been reflected in the appraisal scores, since the scores have focused on the likely effects once development is completed.
7. All employment developments will be required to meet national energy and water efficiency standards. As these are not locationally specific, these are not reflected in the appraisal scoring.
8. **Reference is made to 'easy walking distance' in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. It categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':**

	Town centres (m)	Commuting/School/Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

For the purposes of the appraisal, a standard 'easy walking distance' of approximately 600m has been assumed on the basis that this falls half-way between the 'desirable' and 'acceptable' distance for 'elsewhere' trips, and takes into account that distances in the appraisal are measured from the edge of the Broad Location to existing services and facilities, and therefore walking distances are often likely to be much greater. It is considered that this is a reasonable approach, and professional judgement has been used when applying these distances to each Broad Location and the range of services and facilities considered by the appraisal.

SA objective specific assumptions

SA Objectives	SA Assumptions
<p>1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p> <p><i>This objective has been assessed in two parts. The first assessment considers the potential impact of a Broad Location on the landscape, drawing on the findings of the Draft Landscape Character and Green Belt Landscape Capacity Study.</i></p>	<p>Where Broad Locations are wholly located within landscapes which are deemed to have No/Very Low Capacity for Development (Areas within the Borough with the highest landscape sensitivity), as stated in the Draft Landscape Character and Green Belt Landscape Capacity Study (July, 2013), it is considered development is likely to have a significant negative (-/?) effect on this objective.</p> <p>Broad Locations within landscapes considered to have Low/Medium Capacity for Development (Areas with High and Moderate Landscape Sensitivity) are likely to have a (-/?) effect on this objective.</p> <p>Broad Locations within landscapes considered to have Higher Capacity for Development (Areas in the Borough with the lowest landscape sensitivity) are considered to have a (0/?) effect on this objective.</p> <p>As the Landscape Study makes particular reference to the opportunity for commercial development at each Broad Location (and recognising that in some instances this may slightly conflict with the overall development capacity score), professional judgement has been used to determine the significance of effect of commercial development on the landscape, countryside and green spaces of Basildon.</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence used: Draft Landscape Character and Green Belt Landscape Capacity Study (July, 2013)</p>
<p>1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough</p> <p><i>This part of the assessment considers the potential impact of a Broad Location on green spaces through consideration of potential direct impacts on the Borough's open spaces as defined in the PPG17 Open Space Assessment.</i></p>	<p>Where a publicly accessible open space (as defined in the PPG 17 Open Space Assessment) is wholly or partly within a Broad Location the effect is considered to be significant negative (-/?) i.e. it is assumed there would be a direct impact on the open space.</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence used: PPG 17 Open Space Assessment 2010.</p>
<p>2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The appraisal of the effects of designated heritage assets, such as Listed Buildings, Scheduled Monuments or Conservation Areas, is guided by professional judgement, based on factors such as the number, type and location of the heritage assets concerned in relation to the Broad Location. Significant negative (-/?) effects are more likely to be recorded where the heritage assets are within the Broad Location or in such a position with respect to the Broad Location that significant indirect effect may result (e.g. on setting).</p> <p>Where Broad Locations are located within archaeological find areas or have recorded sites or find-spots (as per the Basildon Historic Environment Characterisation Assessment 2010) an uncertain minor negative (-/?) effect is likely. The effect on archaeological assets is considered to be permanent.</p> <p>The sensitivity of each of the Borough's Historic Environment Zones to change is considered through a review of the sensitivity to change scores in the Basildon Borough Historic Environment Characterisation Project. This considers the sensitivity of each zone to medium to large scale development specifically housing expansion (although it remains applicable to all types of development). As stated in the study, the score is an indication of the vulnerability of the historic environment assets within each zone to this type of change. A lack of sensitivity to change should not be taken as an indication that no historic environment mitigation would be required to accommodate development. Broad Locations within Historic Environment Zones judged as being 'Highly Sensitive to Change' are scored (-/?); Broad Locations within Historic Environment Zones judged as being 'Sensitive to Change' are scored (-/?); and Broad Locations within Historic Environment Zones judged as being of 'Limited Sensitivity' are scored (0/?).</p> <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence Used: Basildon Historic Environment Characterisation Assessment 2010, Archaeological Finds GIS Map,</p>

SA Objectives	SA Assumptions
<p>3: Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>Conservation Areas GIS Map, English Heritage Listed Buildings and SAM GIS Maps.</p> <p>Assessment of effects has been informed by the buffer distances used for the SHLAA work (which in the absence of other data also provide useful indicators of potential effects from employment uses). These buffer distances have been agreed with stakeholders including Natural England, Essex County Council Ecology teams, and the Wildlife Trust. However, the appraisal applies different levels of significance within each of the buffer zones, to reflect distance from the Broad Location:</p> <ul style="list-style-type: none"> • SACs/SPAs/Ramsar sites: within Broad Location or within 2.5km (--), 2.5km to 5km of edge of Broad Location (-). • SSSIs: within Broad Location or within 1km (--), 1km to 2km of edge of Broad Location (-). <p>There are SSSIs which fall within 1km of Broad Locations, but are separated by existing built up areas, roads or other physical infrastructure. In these instances, professional judgement has been used to determine whether significant adverse effects are likely in practice.</p> <ul style="list-style-type: none"> • LNRs/Ancient woodland/local wildlife site/BAP priority habitat: within Broad Location (--), within 100m of edge of Broad Location (-). • Protected Special Alert Area: within Broad Location (-). <p>All effects are considered to be uncertain (?) due to the lack of knowledge about development design.</p> <p>Evidence Used: Essex BAP, Local Wildlife Sites 2009 GIS Map, SSSI GIS Map, Protected Species Alert GIS Map and UK BAP Priority Habitat 2009 GIS Map.</p>
<p>4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The employment land requirement for the plan period is likely to be in the order of 50 hectares. Broad Locations that are capable of providing 20% or more of the total land requirement (i.e. 10 hectares) are considered to have a significant positive effect (++) on this objective. Broad locations contributing less than 20% of the total land requirement are considered to have a minor positive effect (+).</p> <p>Evidence Used: Basildon Employment Land and Premises Study (July 2013)</p>
<p>5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This objective is most likely to be influenced by policies for the Borough's Town Centres than by the location of greenfield employment development. Major developments some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres. Therefore an uncertain effect (?) is recorded for all employment Broad Locations.</p>
<p>6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>The effect of employment Broad Locations on this objective are likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the Broad Location as larger sites are likely to offer more opportunities for higher numbers of people to access training opportunities and develop new skills.</p> <p>The employment land requirement for the plan period is likely to be in the order of 50 hectares. Broad locations that are capable of providing 20% or more of the total land requirement (i.e. 10 hectares) are considered to have a significant positive effect (++) on this objective. Broad locations contributing less than 20% of the total land requirement are considered to have a minor positive effect (+).</p> <p>It is unlikely that employment Broad Locations will have a direct effect on social inclusion.</p> <p>Evidence Used: Basildon Employment Land and Premises Study (July 2013)</p>
<p>7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.</p>	<p>None of the employment Broad Locations are expected have a direct effect on this objective. Therefore, all employment Broad Locations will have a negligible (0) effect on this objective.</p>
<p>8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in</p>	<p>All employment Broad Locations are expected to have a minor positive (+) effect on this objective as it is considered that</p>

SA Objectives	SA Assumptions
health related to development and the environment.	<p>the provision of employment can have indirect health benefits.</p> <p>Employment Broad Locations will also be able to influence healthier lifestyles through easy walking access to health and recreation facilities and open space which employees could access during lunch breaks and before and after work. Proximity to these facilities has been considered in Objective 11: Improve Accessibility to and Enhance Local Services and Facilities.</p> <p>Evidence Used: Watch Out For Health: A Checklist for Assessing the Health Impact of Planning Proposals (Healthy Urban Development Unit, 2009).</p>
9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The effects of employment Broad Locations on safety, crime and fear of crime will depend on factors such as the inclusion of naturally surveyed open space and lighting. However, these issues will not be influenced by the Broad Location of employment. This will be determined through the detailed proposals for each Broad Location.</p> <p>The choice of Broad Location for employment development will have little influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities.</p> <p>Therefore, it is considered the effects of all employment Broad Locations on this objective will be negligible (0).</p>
10: Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>If an employment Broad Location is located within an easy walking distance of an existing deprived area, it may have the potential to improve the area and offer employment opportunities. Therefore, it is considered that any Broad Locations which are located within existing walking distance of such an area that is considered to be deprived will have a minor positive (+) effect on this objective.</p> <p>Evidence used: IMD GIS Map.</p>
11: Improve accessibility to and enhance local services and facilities.	<p>Employment Broad Locations are not expected to have a significant effect on this objective, but minor effects could arise.</p> <p>Where employment Broad Locations are within easy walking distance of community services and facilities employees will be more easily able to access these services and facilities during breaks and before and after work.</p> <p>Broad Locations that are within easy walking distance of a good range of a services and facilities such as open spaces, health centre/hospital, indoor leisure facility, local centre or a town centre and sustainable transport infrastructure (PRoW, bus stops or railway stations) will have a minor positive (+) effect on this objective.</p> <p>Broad Locations that are not within easy walking distance of a range of a services and facilities such as open spaces, health centre/hospital, indoor leisure facility, local centre or a town centre and sustainable transport infrastructure (PRoW, bus stops or railway stations) will have a minor negative (-) effect on this objective.</p> <p>If any community facilities such as open spaces, country parks, golf courses or sports fields are located within the Broad Location, it is considered that these facilities will be lost as a result of development; the Broad Location will therefore have a significant negative effect (--) on this objective.</p> <p>Evidence Used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centres GIS Map.</p>
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	<p>Where employment development is located predominantly on greenfield land designated as grade 3 agricultural land it will not be as efficient as the use of brownfield land. As such, the Broad Locations will have a minor negative (-) effect on this objective. For Broad Locations greater 10 hectares (see Objective 4) located solely on brownfield land a significant positive effect (++) is recorded. For Broad Locations less than 10 hectares (see Objective 4) located solely on brownfield land a minor positive effect (+) is recorded.</p> <p>Evidence Used: Agricultural Land Classification GIS Map.</p>
13: Minimise the risk of flooding and the detriment to public health, domestic and	<p>Employment uses are classified in DCLG Technical Guidance on flood risk (March 2012) as being a 'less vulnerable use', which should not be located in Flood Risk Zone 3b. Employment uses can however be located in Flood Risk Zone 3a. Flood</p>

SA Objectives	SA Assumptions
<p>commercial property and the natural environment flood events can bring.</p>	<p>Zone 3b may include flood storage areas. If the employment Broad Location contains an area that is classed as Flood Risk Zone 3b (the functional flood plain), then it is assumed that a significant negative effect (--/?) will occur.</p> <p>If the Broad Location contains an area that is classed as Flood Risk Zone 3a (high probability of flood risk) and/or Flood Risk Zone 2 (medium probability), then it is assumed that a minor negative effect (-/?) will occur as the potential flood risk could be mitigated against.</p> <p>In addition, outside of Flood Risk Zones, there can be broad areas identified as being susceptible to surface water flooding including areas which have been defined as 'Critical Drainage Areas' (CDA). Areas that have been identified as CDAs it is assumed will have a minor negative effect (-/?). Where Broad Locations outside of CDAs are covered by surface water flooding by more than one third, it has been assumed that there will be a minor negative (-/?) effect on this objective.</p> <p>The likely effects are uncertain as mitigation could be applied.</p> <p>Evidence Used: South Essex Surface Water Management Plan, 2012, Flood GIS Map, Level 1 and 2, Surface Water Flooding GIS Maps and Strategic Flood Risk Assessment.</p>
<p>14: Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The proximity of the employment Broad Location to sustainable transport infrastructure and sources of workers (i.e. within easy walking distance of existing residential development) could help to play a role in minimising greenhouse gas emissions emitted from private cars. Where this is the case for an employment Broad Location a minor positive but uncertain effect is recorded (+/?).</p> <p>It is not known what type of employment will be coming forward at these Broad Locations which could contribute to the effect on this objective (i.e. industrial uses are more likely to consume more energy).</p> <p>Evidence Used: Definitive Footpaths GIS Map, PRoW non statutory 2012 GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centre GIS Map.</p>
<p>15: Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>The proximity of the employment Broad Location to sustainable transport infrastructure and sources of workers (i.e. within easy walking distance of existing residential development) could help to play a role in minimising pollutants emissions emitted from private cars. Where this is the case for an employment Broad Location a minor positive but uncertain effect is recorded (+/?).</p> <p>Employment Broad Locations that are poorly situated with respect to the strategic road network could give rise to minor negative effects arising from noise and disturbance from heavy goods vehicles although this is uncertain depending upon the type of employment use (-/?).</p> <p>It is not known what type of employment will be coming forward at these Broad Locations which could contribute to the effect on this objective (i.e. industrial uses have potential to produce higher quantities of pollution).</p> <p>Evidence used: Definitive Footpaths GIS Map, PRoW non statutory 2012 GIS Map, Transport GIS Map, Town Centres GIS Map, Local Centre GIS Map and Contaminated Land 2010 GIS Map.</p>
<p>16: Improve water efficiency and achieve sustainable water resource management.</p>	<p>The South Essex Water Cycle Study (2011) has been consulted to determine the capacity of the waste water network which will serve the Broad Locations. Broad Locations will have a minor negative/minor positive (-/+) effect. The minor negative effect reflects the capacity issue with respect to new development. The minor positive effect reflects the potential for new development to act as the catalyst for upgrading the waste water network, hence leading to an improvement in water quality overall. This will be subject to further discussions with infrastructure providers.</p> <p>The proximity to watercourses (including main rivers) and aquifers is used to consider the likelihood of water pollution during construction. An uncertain score (?) is used, recognising that the potential for pollution could be managed by good construction practice. Where the Broad Location contains a Groundwater Vulnerability Zone a minor negative (-) has also been recorded. Basildon Borough does not contain any Source Protection Zones.</p> <p>Evidence used: Environment Agency Groundwater designation maps, South Essex Water Cycle Study 2011, Main River GIS Map, Groundwater Vuln Drift GIS Map, Sewage treatment works GIS Map and Anglian River Basin Management Plan.</p>

SA Objectives	SA Assumptions
17: Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Effects of new employment development on this objective will depend largely on factors which are not influenced by the location of employment, such as the design of the buildings and the incorporation of climate change initiatives at building/public space scale. These will be determined through the detailed proposals for each development at the site allocation/planning application stage. Therefore it is considered that all Broad Locations will have a negligible (0) effect on this objective.
18: Reduce waste generation and increase the amount of waste which is recycled or re-used.	The Broad Location of employment development will have a negligible (0) effect on this objective as the location of employment will not influence the consumption of materials or resources, amount of commercial waste produced, construction/demolition waste going to landfill or the generation of hazardous waste. The location will also not influence waste recovery/recycling, re-use or recycling of products/packaging or the demand for recycled materials. These details will be promoted and secured through the detailed design proposals for each Broad Location at the planning application stage.
19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Employment Broad Locations which have the potential to affect junctions that have already been identified at or will be at capacity in the future will have a significant negative (-) effect on this objective.</p> <p>Employment Broad Locations that are poorly situated with respect to the strategic road network could give rise to minor negative effects on traffic movements although this is uncertain depending upon the type of employment use (-/?).</p> <p>The proximity of the employment Broad Location to sustainable transport infrastructure and sources of workers (i.e. within easy walking distance of existing residential development) could help to play a role in minimising congestion. Where this is the case for an employment Broad Location a minor positive but uncertain effect is recorded (+/?).</p> <p>Evidence used: Definitive Footpaths GIS Map, PRoW non statutory 2012 GIS Map, Transport GIS Map, Town Centres GIS Map, Transport Evidence Base (modelling and mitigation) and Basildon Borough Settlement and Centre Hierarchies.</p>

Appendix 4

Broad Locations SA Matrices

Basildon Revised Preferred Options Broad Location No.: 01 (SHLAA dwelling capacity = 54 dwellings)

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have a minor negative, uncertain effect on this objective . The Broad Location, located within the 'West Billericay Wooded Farmlands' landscape character area (LCA11), has a medium capacity to accommodate development. The Broad Location has scope for medium scale residential development as a continuation of Goosebury Green, in the fields north of the railway line. Tree belts will need to be strengthened to mitigate any development (LCA, 2013).	-/?	The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: ' <i>contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework</i> '
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover a small proportion of the Location along its eastern boundary. The open spaces include: <ul style="list-style-type: none"> • Mountnessing Road Open Space; • Green Space on Land South of Hannakins Farm and • Hannakins Farm Recreation Ground. 	--/?	' <i>take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it</i> ' And the following paragraphs in the NPPF: 61, 109 – 125 and 192. Development Management policies should ensure open space is provided as part of major residential developments which could include incorporating existing formal open spaces into the design of the development. Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013) , for example by strengthening of tree belts along the development edge.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'Little Burstead and The Land To The West Of Billericay' Historic Environment Character Area (HECA 1) . Predominately rural in character, this area retains many of its historical landscape features relating to the rural environment. The Broad Location contains one Grade II listed building, Wardroper's Farmhouse (HEC, 2010).	-/?	The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: ' <i>conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</i> ' And the following paragraphs in the NPPF: 61, 55, 126 – 141.

¹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
	<p>This Historic Environment Zone is considered to be 'sensitive to change' and as such the overall (-/?) score is considered appropriate.</p> <p>The Conservation Area of Billericay Town Centre 1.3km to the south east contains the largest concentration of listed buildings in close proximity to the Broad Location. Other large concentrations include Ingatestone Hall 1km to the north west and Mountnessing Hall and buildings 850m to the west.</p> <p>The lack of extensive recent development has reduced opportunities for the identification of archaeological sites and deposits within the Broad Location, but the potential for the presence of archaeological remains is high (hence, there is potential for negative impacts through a permanent loss of archaeological assets, although this remains uncertain).</p> <p>The potential, permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		<p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact on this objective, with the potential for more significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>The Broad Location contains several Protected Species Alert Areas in small pockets of woodland on the urban fringe either side of Mountnessing Road and along the course of the River Wid at the north and west boundary of the Broad Location.</p> <p>Immediately north of the Location is Queens Park Meadow Local Wildlife Site which contains Lowland Meadows UK BAP Priority Habitat.</p> <p>There are two SSSIs within 2km of the Broad Location, Norsey Wood (ancient woodland) 1.5km to the south (which is in a favourable condition) and Mill Meadows 1.7km to the south east (which is in an unfavourable but recovering condition). These designations hold a substantial amount of Lowland Mixed Deciduous Woodland and Lowland Meadows UK BAP Priority Habitat respectively.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the potential negative impacts associated with increases in residents and resident recreation in the vicinity of the protected species alert areas, SSSIs, Local Wildlife Sites and the UK BAP priority areas.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
promoted as sustainable locations for living, retail, leisure and related commercial development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a negligible effect on this objective. The Broad Location has the capacity for 54 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) would contribute a negligible amount to the Borough's overall housing need.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	0	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a negligible impact on this objective. Around 80% of the Broad Location lies within an area of the Borough recognised as falling within the least deprived 20% of the country (80-100%). Roughly 20% (the northern tip) of the Broad Location falls within the 20-40% most deprived in the country. However, this sub-area is predominantly open recreational land used for community recreation.	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a significant mixed effect on this objective.</p> <p>The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover a small proportion of the Location along its eastern boundary. The open spaces include: Mountnessing Road Open Space, Green Space on Land South of Hannakins Farm Recreation Ground and Hannakins Farm Recreation Ground. It is assumed these facilities will be lost as a result of development.</p> <p>Locating additional housing and therefore District residents in close proximity to existing local services and facilities would be positive. The main local service centres are at Queens Park Avenue (which contains one doctors surgery) and Perry Street (700m E), Gooseberry Green (700m SE) and Billericay town centre (1.4km SE). Queens Park Country Park is on the northern border of the Broad Location.</p> <p>Public Rights of Way provide access to the neighbouring countryside to the north west. Footpaths and roads such as Mountnessing Road and</p>	++/--	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
	<p>Radford Way provide access to the local centres and town centres. Bus stops along Mountessing Road to the south and Rosebay Avenue to the north east provide good public transport routes into Billericay. Billericay town centre contains four doctor's surgeries, two primary schools and a secondary school.</p> <p>Hannakins Farm Community/Leisure Centre sits in the north east corner of the Broad Location. Brightside primary school is less than 100m to the east of the Broad Location; Buttsbury infant and junior school are approximately 1km east. St Johns secondary school and Mayflower secondary school are roughly 1.5km to the east. Green Space on Land North of Hannakins Farm Recreation Ground lies adjacent to the north boundary of the Location and Queens Park Country Park is approximately 300m to the north east of the Location.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt. The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). A small proportion constitutes residential development on the existing urban fringe of Billericay. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p>

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
<p>commercial property and the natural environment flood events can bring.</p>	<p>The northern, western and eastern boundaries of the Broad Location sit within Flood Zone 3a, considered to have a high probability of flooding, and also within Flood Zone 2. However, less than a third of the area is vulnerable to surface water flooding.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>		<p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location's close proximity to the main local service centres at Queens Park Avenue and Perry Street (700m E) and Gooseberry Green (700m SE) and its sustainable transport links including public rights of way, footpaths on the main vehicle route ways and bus stops along Mountessing Road to the south and Rosebay Avenue to the north east make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>	<p>++?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive and negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as the local schools and other local centres could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>++?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive and negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have mixed effects on this SA objective.</p> <p>The Broad Location is bordered by main rivers on its northern, western and eastern edges. There are no ground water vulnerability zones in the Broad Location. However, a single band of land recorded as containing 'Secondary (undifferentiated)' superficial aquifer deposits (EA website) covers approximately 20% of the Broad Location. There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Billericay waste water network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. A number of flood events have been recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage works sits less than 500m to the west of the Broad Location.</p>	<p>+/-?</p>	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as</p>

SA objective	Likely effects	Significance of effect ¹	Recommendations for mitigation and enhancement
			the connection of surface water sewers to Sustainable Drainage Systems (SuDS).
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: Mountnessing Road/Radford Way, B1007 Stock Road/Radford Way and B1007 Stock Road and Potash Road (Transport modelling and mitigation evidence 2012).</p> <p>In the medium and long-term this Broad Location could have significant positive impacts on this objective. Its close proximity to local services and facilities, such as the local centres at Queens Park Avenue and Perry Street (700m E) and Gooseberry Green (700m SE) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures as part of development at this Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key routes and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 02 (SHLAA dwelling capacity = 333 dwellings)

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location, located within the 'West Billericay Wooded Farmlands' landscape character area (LCA11), has a low capacity to accommodate development, principally due to the openness to public views and because it contains the Queens Country Park and a number of local wildlife sites. The Broad Location is considered to have no opportunity for large scale residential development Possible opportunities for small scale residential development include the grass field north of Queen's Park Avenue between the Country Park woodland and Stock Brook Golf and Country Club. (LCA, 2013).</p> <p>Given the proposed capacity of this location is 333 dwellings and as the landscape capacity study states that the Location has a no opportunity for large-scale residential development a significant adverse score is considered appropriate. This effect is pre-mitigation.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include:</p> <ul style="list-style-type: none"> • Queens Country Park, • Stock Brook Manor Country Club and • Land north of Hannakins Farm Recreation Ground. 	<p>--/?</p>	<p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013), such as the local wildlife sites and Queen's Park Country Park.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Little Burstead and The Land To The West Of Billericay' Historic Environment Character Area (HECA 1). Predominately rural in character this area retains many of its historical landscape features relating to the rural environment (HEC, 2010), such as its coaxial field patterns and boundaries (LCA 2013). The Broad Location contains one Grade II listed building, Great Blunts Farmhouse.</p> <p>This Historic Environment Zone is considered 'sensitive to change' and as such the overall (-/?) score is considered appropriate.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential</p>

² Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
	<p>The Conservation Area of Billericay Town Centre 1.5km to the south contains the largest concentration of listed buildings in close proximity to the Broad Location. Other concentrations include the village of Stock 1.3km to the north east, Ingatestone Hall 1.4km to the north west and Mountnessing Hall and buildings 1.4km to the west.</p> <p>The lack of extensive recent development has reduced opportunities for the identification of archaeological sites and deposits within the Broad Location, but the potential for the presence of archaeological remains is high.</p> <p>The potential permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		archaeological assets to mitigate the minor negative impact of development within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>The Broad Location contains several protected species alert areas in pockets of woodland, meadows and hedgerows, and along Stock Brook stream along the northern edge of the Broad Location.</p> <p>Queens Park County Park is located in the southern half of the Broad Location. The area contains a number of local wildlife sites – Buckwyns Wood, Queens Park Meadow and Queens Park County Park, several protected species areas, and UK BAP Priority Habitat in hedgerows, woodland and meadow.</p> <p>Norsey Wood SSSI is 1.1km to the south east and contains Ancient Woodland, Lowland Mixed Deciduous Woodland UK BAP Habitat and is considered to be in a favourable condition. It is recognised that the Broad Location is separated from the SSSI by the existing built up area of Billericay.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the SSSIs, Local Wildlife Sites, protected species alert areas and the UK BAP priority areas.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
promoted as sustainable locations for living, retail, leisure and related commercial development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a minor positive effect on this objective. The Broad Location has the capacity for 333 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) would contribute positively to the Borough's overall housing need.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
that are safe and feel safe to those who live in or visit them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a minor positive impact on this objective. Around 70% of the Broad Location lies within an area of the Borough considered to be the 20-40% most deprived in the Country. The remaining 30%, located along the Borough's southern and eastern edge, is in the 20% of the Country that is the least deprived (80-100%).	+	The potential positive or negative effects on this objective could be enhanced and mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.
11. Improve accessibility to and enhance local services and facilities.	This Broad Location could have a significant mixed effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include: Queens Country Park, Stock Brook Manor Country Club and land north of Hannakins Farm Recreation Ground. It is assumed these facilities will be lost as a result of development at this Location. Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive. The main local service centres are at Bush Hall Parade (400m SE), Queens Park Avenue (which contains one doctor's surgery) and Perry Street (500m S) , Gooseberry Green (1.2km S) and Billericay town centre (1.4km SE). In between Gooseberry Green and Billericay town centre is a large employment area. Public Rights of Way provide access to Queens County Park and the golf course within the Broad Location, as well as to the neighbouring countryside to the north and north west. Footpaths and bus stops along Stock Road to the east, Queens Park Avenue and Rosebay Avenue to the south provide good sustainable transport routes to the local centres and town centre of Billericay. However, Rosebay Avenue and Queens Park Avenue are	--/+ +?	The potential positive and negative effects on this objective could be enhanced and mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i> And the following paragraphs in the NPPF: 21, 28, 42, 55, 70, Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
	<p>important route ways for vehicles from and to the north, acting as a barrier to pedestrians travelling into Billericay from the Broad Location.</p> <p>Billericay town centre contains four doctor's surgeries, two primary schools and a secondary school. Brightside primary school is approximately 400m to the south and Buttsbury infant and junior school are less than 200m to the south of the Broad Location. St Johns secondary school and Mayflower secondary school are roughly 1km and 700m south, respectively.</p> <p>Hannakins Farm Community/Leisure Centre sits less than 100m to the south west of the Broad Location on the other side of Rosebay Avenue. Stock Brock Manor Country Club sits within the Broad Location.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt. The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). However, a small proportion of the Location contains residential and commercial uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The western boundary of the Broad Location sits within Flood Zone</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p>

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
commercial property and the natural environment flood events can bring.	3a, designated as functional flood plain, and Flood Zone 2. However, less than a third of the area is vulnerable to surface water flooding. The Broad Location does not sit within a Critical Drainage Area (CDA).		<i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i> And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166. Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified. Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location's close proximity to the main local service centres at Bush Hall Parade (400m SE), Queens Park Avenue and Perry Street (500m S), and its sustainable transport links including public rights of way, footpaths and bus stops along Stock Road to the east, Queens Park Avenue and Rosebay Avenue to the south make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).	++?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy. The potential positive and negative effects on this objective could be enhanced and mitigated by the Core Planning Principle in the NPPF: <i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i> And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156. Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location's close proximity to local services and facilities, such as local schools (0.2-1.0km S) and other local centres (0.4-0.5km S) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality (it	++?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
	<p>is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>		<p>The potential positive and negative effects on this objective could be enhanced and mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixture of effects on this SA objective.</p> <p>The Broad Location is bordered by a main river (the River Wid) on its western edge. There are two ground water vulnerability zones, one in the centre of the Broad Location north of Queens Country Park and another small pocket in the north west corner of the Broad Location along Stock Road.</p> <p>The area of the golf course and north and east of it towards Stock Road is classified by the Environment Agency as 'Secondary A' Aquifer bedrock, suggesting a minor risk of ground water contamination from polluting substances. In addition, a thin band of 'Secondary (undifferentiated)' superficial aquifer deposit (EA website) emanating from the River Wid to the south and extending to Queens Park is recorded. There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Billericay waste water network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. A number of flood events have been recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are 1.6km to north of the Broad Location at Ingestone and 1.6km to the south east at Shenfield and Hutton.</p>	<p>+/-?</p>	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>

SA objective	Likely effects	Significance of effect ²	Recommendations for mitigation and enhancement
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: B1007 Stock Road/Radford Way and B1007 Stock Road and Potash Road (Transport modelling and mitigation evidence 2012).</p> <p>This Broad Location could have significant positive impacts on this objective. Its close proximity to local services and facilities, such as the local centres at Bush Hall Parade (400m SE) and Queens Park Avenue and Perry Street (500m S could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures as part of development at this Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key routes and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No: 03 (SHLAA dwelling capacity = 650 dwellings)

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a minor negative effect on this objective. The Broad Location, located within the 'West Billericay Wooded Farmlands' landscape character area (LCA11), has a medium capacity to accommodate development. The Broad Location has scope for medium scale residential development in keeping with existing residential patterns in the fields to the west of properties off Mountnessing Road, running in line with the shelterbelt of trees north of Courtlands and Kenilworth Close. Further screening would need to be provided to properties along Mountnessing Road (LCA, 2013).</p> <p>There are no formal open spaces designated within the Broad Location. Instead, it consists of a series of small to medium irregular shaped arable fields and grazed pastures separated with fragmented low clipped hedgerows and occasional mature trees, which forms part of the wider landscape character area west, north and south across wooded farmland.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	0	<p>Development Management policies should ensure open space is provided as part of major residential developments which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013), safeguarding, such as the historic coaxial field patterns and hedged boundaries.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have a permanent impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Little Burstead and The Land To The West Of Billericay' Historic Environment Character Area (HECA 1). Predominately rural in character this area retains many of its historical landscape features relating to the rural environment (HEC, 2010). The Broad Location has no listed buildings.</p> <p>This Historic Environment Zone is considered 'sensitive to change' and as such an overall (-/?) score is considered appropriate.</p> <p>The Conservation Area of Billericay Town Centre, only 750m to</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development</p>

³ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
	<p>the east, contains the largest concentration of listed buildings in close proximity to the Broad Location.</p> <p>The lack of extensive recent development has reduced opportunities for the identification of archaeological sites and deposits within the Broad Location, but the potential for the presence of archaeological remains is high.</p> <p>The permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for more significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>The Broad Location contains a few hedgerows designated as Protected Species Alert Areas.</p> <p>There are two SSSIs reasonably close to the Broad Location, Norsey Wood 1.5km to the east (which is considered to be in a favourable condition and also contains Ancient Woodland) and Mill Meadows 1.3km to the south east (which is considered to be in an unfavourable but recovering condition). These designations hold a substantial amount of Lowland Mixed Deciduous Woodland and Lowland Meadows UK BAP Priority Habitat respectively. It is recognised that this Broad Location is separated from these two SSSIs by the built up areas of Billericay.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the protected species alert areas, SSSIs and the UK BAP priority areas.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
<p>7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. The Broad Location has the capacity for 650 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) would contribute positively to the Borough's overall housing need.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
<p>8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>
<p>9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>
<p>10. Regenerate and renew disadvantaged areas where people live or work in the Borough.</p>	<p>This Broad Location is likely to have a negligible impact on this objective. 100% of the Broad Location lies within an area of the Borough considered to be the least deprived 20% of the Country (80-100%), suggesting that there is relatively little need for regeneration and renewal in and around the Broad Location.</p>	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land),</i></p>

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
			<p><i>provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>This Broad Location could have a significant positive impact on this objective.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive. The closest local service centres are Gooseberry Green (250m NW) and Bridge Road (300m SE). Other local service centres close by include Radford Way adjacent to Billericay railway station (800m due east) and Queens Park (which contains one doctor's surgery) 800m to the north. In between Gooseberry Green and Billericay town centre is a large employment area less than 150m to the east of the Broad Location.</p> <p>Public Rights of Way provide access to the countryside to the west towards Cowbridge Grange and north towards Queens County.</p> <p>Footpaths and bus stops along Mountnessing Road to the east and London Road to the south provide good sustainable transport routes to the local centres and town centre of Billericay.</p> <p>Billericay town centre, 650m to the east, contains four doctor's surgeries, four leisure centres, two primary schools and a secondary school. Billericay Community Hospital is 350m to the south east; Quilters infant and junior school are 700m to the south east; Brightside primary school is 800m to the north; Buttsbury infant and junior school are 1.1km to the north east; St Johns secondary school and Billericay secondary school are roughly 1.1km to the north east and south east, respectively. Hannakins Farm Community Centre sits 1.1km to the north of the Broad Location on the other side of the railway line.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted</p>	<p>++/?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p> <p>Given the capacity for development (650 dwellings) it is likely that the prospective developers will be required to integrate some local services and facilities into a masterplan of the site alleviating some of the burden on the existing facilities and services in the town.</p>

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
	with any certainty.		
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.	The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt. The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The remaining area constitutes residential development on the existing urban fringe of Billericay. Overall, development at this Location will not be as efficient as the use of brownfield land.	-	The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF: <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> <i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i> And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111. A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	The Broad Location is likely to have a negligible effect against this objective. There are no waterways or significant flood zones within the limits of the Broad Location. A tributary of the River Wid lies 300m to the north of the Broad Location on the other side of the railway embankment. However, less than a third of the area is vulnerable to surface water flooding. The Broad Location does not sit within a Critical Drainage Area (CDA).	0	The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i> And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166. Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified. Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location's close proximity to the main local service centres at Gooseberry Green (250m NW) and Bridge Road (300m SE), Billericay town centre (650m to the east), Bradford Way adjacent to Billericay railway station (800m due east) and Queens Park 800m to the north, and its sustainable transport links including public rights of way, footpaths on the main vehicle route ways and bus stops along Mountessing Road to the east and London Road to the south make sustainable transport	++/?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy. The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF: <i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings,</i>

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
	options convenient alternatives to the car (which could reduce car based emissions).		<p><i>and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as the town centre of Billericay, 650m to the east, and other local centres, could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality.</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have mixed effect on this SA objective.</p> <p>The Broad Location contains no major water ways. The closest stream (a tributary of the River Wid) is located 300m to the north of the Broad Location. There are no ground water vulnerability zones within or around the Broad Location. However, the Environment Agency classify the entire area of the Broad Location as 'Secondary A' Aquifer bedrock, suggesting a</p>		<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p>

SA objective	Likely effects	Significance of effect ³	Recommendations for mitigation and enhancement
	<p>minor risk of ground water contamination from polluting substances (EA website). There is thus potential for localised water pollution (although this is uncertain and could be managed by good construction practice).</p> <p>The Billericay waste water network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. A number of flood events have been recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are 1.3km to north west of the Broad Location at Shenfield and Hutton and 3.1km to the east at the Billericay sewage treatment works.</p>	+/-?	<p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak time include: Mountnessing Road/Radford Way less than 200m to the north east of the Broad Location and the A129 London Road/Mountnessing Road on the south east corner of the Broad Location (Transport modelling and mitigation evidence 2012).</p> <p>Its close proximity to local services and facilities, such as the town centre of Billericay (650m to the east) and the local centres at Gooseberry Green (250m NW) and Bridge Road (300m SE), Bradford Way adjacent to Billericay railway station (800m due east) and Queens Park 800m to the north, as well as the large employment site 150m to the north could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 04 (SHLAA dwelling capacity = 95 dwellings)

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have minor negative effect on this objective. The Broad Location is located with the 'West Billericay Wooded Farmlands' landscape character area (LCA11).</p> <p>The northern half north of Blunts Wall Road is considered to have a high capacity to accommodate development. There are possible opportunities for small scale residential development in enclosed fields west of Heath Close and Western View. Further development west would start to impact on separation between Billericay and Havering's Grove and would only result from the loss of existing recreation facilities (LCA, 2013).</p> <p>The southern half south of Blunts Wall Road is considered to have a low capacity to accommodate development. However, there are opportunities to extend residential development from Tye Common Road to the west. Views into the area are very open from and to the west but there is an opportunity to create an open space buffer beyond new development to soften an already intrusive urban edge (LCA, 2013).</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include:</p> <p>Billericay Tennis Club, Billericay Cricket Club and Billericay Town Football Club.</p>	<p>--/?</p>	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>With the location of formal open spaces within the Broad Location there is an opportunity to incorporate and enhance them in future design and masterplanning.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Little Burstead and The Land To The West Of Billericay' Historic Environment Character Area (HECA 1). Predominately rural in character, this area retains many of its historical landscape features relating to the rural environment (HEC, 2010). The Broad Location contains no listed buildings.</p> <p>This is Historic Environment Zone is considered 'sensitive to change' and as such an overall (-/?) score is considered</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p>

⁴ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
	<p>appropriate.</p> <p>The Conservation Area of Billericay Town Centre lies 650m east down London Road. It contains the largest concentration of listed buildings in close proximity to the Broad Location. Little Burstead, 1.1km to the south of the Broad Location, also has a Conservation Area and a small cluster of listed buildings around the settlement core. An ancient road junction with occupation dating from the medieval period, the Little Burstead Conservation Area contains two moats, which were important elements in the early settlement pattern. Heron Hall lies 2.8km to the south west and contains listed buildings and a moated buildings scheduled as an ancient monument.</p> <p>The lack of extensive recent development has reduced opportunities for the identification of archaeological sites and deposits within the Broad Location, but the potential for the presence of archaeological remains is considered to be high.</p> <p>The potential permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		<p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for more significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>The Broad Location's only ecological designations are a collection of protected species alert areas along the main hedgerows within the Broad Location.</p> <p>There are two SSSIs reasonably close to the Broad Location: Norsey Wood (ancient woodland) 1.5km to the east and (which is considered to be in a favourable condition and also contains Ancient Woodland) and Mill Meadows 1.3km to the south east (which is considered to be in an unfavourable but recovering condition). These designations hold a substantial amount of Lowland Mixed Deciduous Woodland and Lowland Meadows UK BAP Priority Habitat respectively. It is recognised that the Broad Location is separated from these two SSSIs by the built up area of Billericay.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the protected species alert areas, SSSIs and the UK BAP priority areas.</p>
<p>4. Achieve sustainable levels of prosperity and</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
economic growth to stimulate economic regeneration.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a negligible effect on this objective. The Broad Location has the capacity for 95 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) would contribute a negligible amount to the Borough's overall housing need.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	0	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
in health related to development and the environment.			
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a negligible impact on this objective. 100% of the Broad Location lies within an area of the Borough considered to be the least deprived 20% of the Country (80-100%) suggesting that there is relatively little need for regeneration and renewal in and around the Broad Location.	0	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.
11. Improve accessibility to and enhance local services and facilities.	This Broad Location could have a significant mixed effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include: Billericay Tennis Club, Billericay Cricket Club and Billericay Town Football Club. It is assumed these facilities will be lost as a result of development. Footpaths and Public Rights of Way provide access to the countryside to the west towards Blunts Wall, north west towards Cowbridge Grange and south towards Little Burstead. Footpaths and bus stops along London Road to the north and Tye Common Road to the south and east provide good sustainable transport routes to the local centres and town centre of Billericay. Putting more housing and therefore District residents in close proximity to existing local services and facilities would have a	--/+ +?	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i> And the following paragraphs in the NPPF: 21, 28, 42, 55, 70, Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
	<p>significant positive effect on this objective. Billericay town centre is 700m to the east along London Road. It contains four doctor's surgeries, four leisure centres, including the town swimming pool, two primary schools and a secondary school in and around it, as well as many other shops and services. The closest local service centres are on Western Road 200m due east, Laindon Road 700m due east, which contains two surgeries and a community centre and Gooseberry Green (900m N) along Mountessing Road. Radford Way adjacent to Billericay railway station is a 1.5km walk to the north east. In between Gooseberry Green and Billericay town centre is a large employment area less than 150m to the east of the Broad Location.</p> <p>Billericay Community Hospital borders the eastern boundary of the Broad Location; Quilters infant and junior school are less than 500m from the eastern edge with good access along Fairfield Rise; Brightside primary school is 1.5km to the north along Tye Common Road/Mountessing Road; South Green Primary School is approximately 2km to the south east; St Johns secondary school is approximately a 2km walk to the north east; Billericay secondary school is closer at roughly 800m due east from the Broad Location.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt. All of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). However, a small proportion of the Location contains commercial uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where</p>

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
			possible materials are re-used before being recycled or sustainably disposed of.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have a negligible effect against this objective.</p> <p>There are no waterways within the limits of the Broad Location. Tributaries of the River Wid lie 950m to the north and 800m to the west of the Broad Location. There is no significant risk of flooding in the Broad Location.</p> <p>There are no Critical Drainage Areas (CDAs) within the Broad location. There is some risk of surface water flooding along the western edge of the Broad Location. The extent of the area at risk is small.</p>	0	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location's close proximity to the main local service centres on Western Road 200m due east, Laindon Road 700m due east, Gooseberry Green (900m N), along Mountessing Road, Billericay town centre 700m to the east along London Road, and its sustainable transport links including public rights of way, footpaths on the main vehicle route ways and bus stops along London Road, Mountessing Road and Tye Common Road make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>	++?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage specific sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
15. Reduce air, land and noise pollution and improve their	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as the</p>	++?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued</p>

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
<p>respective quality through direct action or mitigation measures.</p>	<p>town centre of Billericay, 700m to the east, local schools and other local centres, could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>		<p>improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have mixed effect on this SA objective.</p> <p>The Broad Location contains no major watercourses. The closest streams (tributaries of the River Wid) lie 800m to the west and 950m to the north of the Broad Location. There are no ground water vulnerability areas within or around the Broad Location. However, the Environment Agency classify the area of the Broad Location as 'Secondary A' Aquifer bedrock and a small band emanating from the north (consistent with the catchment of the River Wid tributary 950m to the north) as 'Secondary (undifferentiated)' aquifer superficial deposit, suggesting a minor risk of ground water contamination from polluting substances (EA website).</p> <p>The Billericay waste water network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. A number of flood events have been recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are 1.6km to north west of the Broad Location at Shenfield and Hutton and 3.1km to the east at the Billericay sewage treatment works.</p>	<p>+/-</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>

SA objective	Likely effects	Significance of effect ⁴	Recommendations for mitigation and enhancement
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A129 London Road/Mountnessing Road on the north east corner of the Broad Location, A129 London Road/Western Road 150m east along London Road, High Street/A129 Sun Street 750m east, A129 Sun Street/Chapel Street 900m east and Mountnessing Road/Radford Way 850m north (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location could have significant positive impacts on this objective. Its close proximity to local services and facilities, such as Western Road 200m due east, Laindon Road 700m due east, Gooseberry Green (900m N) along Mountnessing Road and Billericay town centre 700m to the east along London Road, as well as the large employment site 150m to the north could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures as part of development in this Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 05 (SHLAA dwelling capacity = 634 dwellings)

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located with the 'West Billericay Wooded Farmlands' landscape character area (LCA11). The northern part of the Location is considered to have a low capacity for development and there is scope for residential development to the west, adjacent to existing development as it would be well contained with housing on two sides and woodland (Firth Wood) to a third boundary. The remaining area of the Location is considered to have no/very low capacity for development. There are only limited opportunities for residential development as development would significantly compromise the separation between Billericay and Little Burstead/Laindon Common. Distant views from the north east of Location to wider countryside should be retained wherever possible (LCA, 2013).</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Laindon Common) as identified in the PPG17 Open Space Assessment (2010) which covers the southern tip of the Location.</p>	<p>--/?</p>	<p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013), such as the land to the east and south which would need to be safeguarding and distant views from the north east of the area to the wider countryside retained.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Little Burstead and The Land To The West Of Billericay' Historic Environment Character Area (HECA 1). Predominately rural in character this area retains many of its historical landscape features relating to the rural environment (HEC, 2010). The Broad Location contains no listed buildings.</p> <p>This Historic Environment Zone is considered 'sensitive to change' and as such an overall score of (-/?) is considered appropriate.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their</p>

⁵ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
	<p>The Broad Location contains some ancient rectilinear field patterns and borders two separate conservation areas. The Conservation Area of Billericay Town Centre at its northern tip contains the largest concentration of listed buildings in close proximity to the Broad Location. Little Burstead conservation area starts at the southern tip of the Broad Location. It contains a smaller cluster of listed buildings around the settlement core and contains two moats which were important elements in the early medieval settlement pattern. 3km to the south west lies the Heron Hall with its listed buildings with a moated buildings scheduled as an ancient monument. The Conservation Area at the heart of Great Burstead lies 950m to the south east of the Broad Location's southern tip.</p>		<p>setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>Frith Wood, an ancient woodland and Local Wildlife Site is situated in the heart of the Broad Location. Laindon Common, another Local Wildlife Site, is located in the southern half of the Broad Location. The Broad Location also contains a collection of Protected Species Alert Areas along the main hedgerows. Two other Local Wildlife Sites extend south from Laindon Common in the Broad Location – the Wilderness and Little Burstead Wood.</p> <p>Mill Meadow SSSI lies 300m to the north east of the Broad Location (which is considered to be in an unfavourable but recovering condition and also contains Lowland Meadows UK BAP Priority Habitat). Norsey Wood another SSSI lies 1.5km to the north east (which is considered to be in favourable condition and also contains Ancient Woodland and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat). It is recognised that the Broad Location is separated from the SSSIs by the built up area of Billericay and major roads including the A176.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the protected species alert areas, SSSIs, Local Wildlife Sites and the UK BAP priority areas.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
living, retail, leisure and related commercial development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a minor positive effect on this objective. The Broad Location has the capacity for 634 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) would contribute positively to the Borough's overall housing need.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
live in or visit them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a negligible impact on this objective. 100% of the Broad Location lies within an area of the Borough considered to be the least deprived 20% of the Country (80-100%) suggesting that there is relatively little need for regeneration and renewal in and around the Broad Location.	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a significant mixed impact on this objective due to a combination of significant positive and negative effects.</p> <p>The Broad Location contains one open space (Laindon Common) as identified in the PPG17 Open Space Assessment (2010) which covers the southern tip of the Location. It is assumed that this open space will be lost as result of development at this Location.</p> <p>Footpaths and Public Rights of Way provide access to the countryside to the south beyond Laindon Common towards Little Burstead, Broom Hills and Great Burstead, and to the north into the heart of Billericay. Bus stops into and around the Broad Location are scarce along the east and southern edges of the Broad Location. There is however reasonably good access routes along Frithwood Lane and bus routes along Tyre Common Road in the north west corner of the Broad Location, suggesting that without additional routes some sustainable transport routes to the local centres and town centre of Billericay would be available.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive.</p> <p>Billericay town centre is less than 500m to the north along the A176 (Laindon Road). It contains four doctor's surgeries, two primary schools and a secondary school in and around it, as well as many</p>	++/--?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p> <p>In addition, depending on where development was placed within the Broad Location, the lack of local bus stops and routes along the A176 Laindon Road on the eastern edge of the Broad Location may need to be addressed.</p> <p>Given the scale of the capacity for development (634 dwellings) it is likely that the prospective developers will be required to integrate some local services and facilities</p>

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
	<p>other shops and services. The closest local service centres are north on Laindon Road less than 100m away, which contains two surgeries and a community centre, Western Road 800m due north along Tyre Common Road and Grange Road less than 1km due east the other side of the open land between Laindon Road and Hickstars Lane. Radford Way adjacent to Billericay railway station is a 1.2km walk to the north through the town centre. Just west of the station lies a large employment area. Burstead Golf Course is adjacent to the western boundary of the Location.</p> <p>Billericay Community Hospital is a 600m walk from the Broad Location along Tyre Common Road; Quilters infant and junior school are less than 300m away from the northern edge of the Broad Location along Laindon Road; Sunnymede Junior and Infant School are 1.5km to the north east through Mill Meadows Local Nature Reserve; South Green Primary School is a 600m walk across the open ground between Laindon Road and Hickstars Lane east; Billericay secondary school Borders the Broad Location's north east corner. Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		<p>into a masterplan of the site alleviating some of the burden on the existing facilities and services in the town.</p>
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt. The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The eastern and southern boundaries of the Location also contain a number of residential dwellings. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a negligible effect against this objective.</p> <p>There are no waterways/significant flood zones within the limits of the Broad Location, and none close by. However, there is some risk of surface water flooding along the north western and south western edges of the Broad Location.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>	0	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a significant mixed effect on this objective.</p> <p>The Broad Location's close proximity to the main local service centres north on Laindon Road less than 100m away, Western Road 800m along Tyre Common Road and Billericay town centre less than 500m north.</p> <p>Currently, there are relatively few public transport options from the Broad Location, which may encourage those local residents unable to walk the short distance to travel by car, increasing air pollution along the main route ways (Laindon road and Tyre Common Road) into Billericay.</p>	++/-?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their</p>	<p>This Broad Location is likely to have a significant mixed effect on</p>	++/-?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design,</p>

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
<p>respective quality through direct action or mitigation measures.</p>	<p>this objective.</p> <p>Its close proximity to local services and facilities, such as the town centre of Billericay 500m to the north, local schools and other local centres, could contribute to reduced commuter times, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p> <p>Currently, there are relatively few public transport options from the Broad Location, which may encourage those local residents unable to walk the short distance to travel by car, increasing air and noise pollution along the main route ways (Laindon road and Tyre Common Road) into Billericay.</p>		<p>construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location contains no major waterways or ground water vulnerability zones in or around it. However, the Environment Agency classify the area of the Broad Location as 'Secondary A' Aquifer bedrock, suggesting a minor risk of ground water contamination from polluting substances (EA website). There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Billericay waste water network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. A number of flood events have been recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are 2.8km to north west of the Broad Location at Shenfield and Hutton</p>	+/-?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River</p>

SA objective	Likely effects	Significance of effect ⁵	Recommendations for mitigation and enhancement
	<p>and 2.4km to the east at the Billericay sewage treatment works.</p> <p>There is an existing 675 mm sewer at the head of a sewer run to Billericay WwTW which begins in Wiggins Lane and runs along Tyre Common Road. This should be earmarked for connection should development in this area be investigated further (SE Water Cycle Study).</p>		<p>Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.</p>	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A176/Laindon Road on the eastern Boarder of the Broad Location, A129 Southend Road/A176, A129 London Road/Mountnessing Road, A129 London Road/Western Road, High Street/A129 Sun Street, A129 Sun Street/Chapel Street and Mountnessing Road/Radford Way (Transport modelling and mitigation evidence 2012).</p> <p>Unless additional public transport routes are provided along Laindon Road to the east of the Broad Location, and possible along Tyre Common Road, congestion issues may continue in the medium and long term following the occupation of the Broad Location, as the new local residents rely on cars for want of readily available public transport.</p> <p>However, there are some local facilities and services (such as those in and around Billericay town centre less than 500m to the north) which are close enough to walk to. Their close proximity to the Broad Location could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>--/+ +?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>

Basildon Revised Preferred Options Broad Location No.: 6 (SHLAA dwelling capacity = 200 dwellings)

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and the West Billericay Wooded Farmlands Landscape Character Area (LCA11). The Broad Location, which has the same boundary as Area 14 of the Landscape Character Assessment and Sensitivity Study which is described as an area of sloping undulating farmland which varies between arable and pastoral uses. The Broad Location is considered to have no/very low capacity for development and specifically a low capacity for residential development due to the prominent location and the role the site plays in separating Great Burstead, Noak Hill and Billericay (LCA, 2013). Land within this Broad Location which has better potential for development is to the north of the Location.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough</p>	<p>The Broad Location is likely to have a negative, uncertain effect on this objective. The Location is located within the 'Little Burstead and Land to the West of Billericay' and 'Modern Billericay' Historic Environment Characterisation Areas (HECA 1 and 2) which consist of an open landscape character and the built environment of Billericay.</p> <p>The majority of the Broad Location is within the HECA 1 (sub-areas 1.3) which is considered 'sensitive to change' and as such a minor negative effect is considered appropriate (-/?). A small portion of the Broad Location to the North is within HECA 2 (sub-area 2.2) which is 'Highly Sensitive to Change'.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and</p>

⁶ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
	<p>The northern part of this Broad Location is located within an archaeological find area and iron-age, Roman, Saxon and medieval sites and find-spots have been identified in the locality of the Location, particularly Billericay School to the west which is located on late iron age and Roman settlements. Two listed buildings are located within approximately 200m to the north east of the Location. Billericay Town Centre Conservation is located approximately 280m west of the Location.</p> <p>This Broad Location could therefore have direct and indirect minor effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p>enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this this objective. The area is located within a number of Protected Species Alert Areas, adjacent to a Roadside Nature Reserve (A176) and 70m south of Mill Meadows Local Nature Reserve (designation includes Lowland Meadow UK BAP Habitat). The Location is within 220m of Mill Meadows SSSI (currently considered to be in an unfavourable but recovering condition and includes Lowland Meadow UK BAP Habitat) and within 1.4km of Norsey Wood SSSI (currently considered to be in a favourable condition and includes Lowland Mixed Deciduous Woodland UK BAP Habitat). It is recognised that the A176 lies between the SSSIs, Local Nature Reserve and the Broad Location. As well as potential direct impacts on the Protected Species Alert Areas, there is potential for indirect negative effects on the designated sites through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for housing.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce effects on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>6. Improve educational attainment and social inclusion, especially in</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
the most deprived areas of the Borough.			
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. The Broad Location is identified in the 2013 SHLAA and the proposed capacity of 200 dwellings would contribute positively to the overall housing need figure (16,000 homes).	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is partially located within and adjacent to an area identified as being deprived (40-60%)(IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited renewal potential.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities	This Broad Location could have an uncertain significant positive effect on this objective. The Broad Location is within easy walking distance of Mill Meadow LNR, Billericay School Playing Fields, Laindon Common, Langham Crescent amenity space, Sun Corner amenity space, sports ground adjacent to Burstead Village Inn, South Green Surgery, Laindon Road Clinic, a Doctor's Surgery on Chapel Street, Billericay Sports and Fitness Centre, Billericay Town Centre and Grange Road and Grange Parade Local Centres. Although the Broad Location is within easy walking distance of a number of primary and secondary schools including: Quilters Junior and Infant School; The Billericay School and South Green Junior, Infant and Nursery School, it is uncertain if there is capacity to accommodate new pupils. The Broad Location is also located within easy walking distance of sustainable transport infrastructure including PRoWs 31, 41 and 59 and seven bus stops. It is therefore considered there is potential for new residents to access local services and facilities in a sustainable manner.	++/?	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>A local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Broad Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities at the Location or provide funding for additional facilities off site through S106 agreements or the Community</p>

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
<p>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.</p>	<p>The Broad Location is likely to have a permanent minor negative effect on this objective. The northern part of the Location contains residential development and the southern part of the Location is grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). However, the Broad Location is predominantly greenfield and will therefore not be as efficient as the use of brownfield land.</p>	-	<p>Infrastructure Levy.</p> <p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111. indigenous</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community garden to secure land for food production on the areas of highest quality agricultural land.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones; however, approximately half of the Location is within a Critical Drainage Area. There is also one linear pocket of land in the southern part of the Location which is susceptible to surface water flooding.</p> <p>The effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all</p>

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
			<p>major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have an uncertain significant positive effect on this objective.</p> <p>The Broad Location is within easy walking distance of Mill Meadow LNR, Billericay School Playing Fields, Laindon Common, Langham Crescent amenity space, Sun Corner amenity space, sports ground adjacent to Burstead Village Inn, South Green Surgery, Laindon Road Clinic and a Doctor's Surgery on Chapel Street, Billericay Sports and Fitness Centre, Billericay Town Centre and Grange Road and Grange Parade Local Centres. Although the Broad Location is within easy walking distance of a number of primary and secondary schools including: Quilters Junior and Infant School; The Billericay School and South Green Junior, Infant and Nursery School, it is uncertain if there is capacity to accommodate new pupils. The Broad Location is also located within easy walking distance of sustainable transport infrastructure including PRoWs 31, 41 and 59 and seven bus stops. It is therefore considered there is potential for new residents to access local services and facilities in a sustainable manner.</p> <p>There is an element of uncertainty as it is not clear if renewable energy would be provided at this Broad Location.</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: <i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is expected to have an uncertain significant positive effect on this objective. As already described, the area is well located in respect of existing services and facilities, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p>

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
			<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural environment and reducing pollution...'</p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The Broad Location is located on a Secondary A aquifer bedrock by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 2km west of the Billericay Sewage Treatment Works and is within Area 13 of the South Essex Water Cycle Study (2011) which confirms the Broad Location is located within a network of combined foul and surface water systems and it is considered likely that the network is already running at capacity. Modelling will be required to determine where new flows can be accepted by the system or if infrastructure upgrades will be required.</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost</p>

SA objective	Likely effects	Significance of effect ⁶	Recommendations for mitigation and enhancement
			the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective.</p> <p>The Broad Location is within easy walking distance of Mill Meadow LNR, Billericay School Playing Fields, Laindon Common, Langham Crescent amenity space, Sun Corner amenity space, sports ground adjacent to Burstead Village Inn, South Green Surgery, Laindon Road Clinic and a Doctor's Surgery on Chapel Street, Billericay Sports and Fitness Centre, Billericay Town Centre and Grange Road and Grange Parade Local Centres. Although the Broad Location is within easy walking distance of a number of primary and secondary schools including: Quilters Junior and Infant School; The Billericay School and South Green Junior, Infant and Nursery School, it is uncertain if there is capacity to accommodate new pupils. The Broad Location is also located within easy walking distance of sustainable transport infrastructure including PRowS 31, 41 and 59 and seven bus stops. It is therefore considered there is potential for new residents to access local services and facilities in a sustainable manner.</p> <p>However, some car usage will occur and taking this into account, it is considered that there could be a significant reduction in the capacity of the A129 Southend Road/A176 junction as a result of the potential LDF sites in Billericay (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p>	++/--?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 07 (SHLAA dwelling capacity = 668 dwellings)

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent and significant negative effect on the immediate landscape and wider countryside.</p> <p>Characteristics of the landscape in this location include elevated and prominent slopes. These are representative of the East Billericay Wooded Hills and Ridges Landscape Character Area 10. The LCA (2013) considers that this Broad Location, comprising of a series of small to medium scale fields of medieval origin, has no/very low capacity for development and specifically limited opportunities for residential development. Areas with better potential are located adjacent to existing development in lower lying areas (e.g. south and north east corners of Location).</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the qualities to be safeguarded outlined in Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Sunnymede Primary School Playing Fields) as identified in the PPG17 Open Space Assessment (2010) which covers part of the northern tip of the Location.</p>	<p>--/?</p>	
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent significant negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Rural Landscape to the East of Billericay' Historic Environment Character Area (HECA 4) comprised predominantly of irregular fields and woodland, together with the nationally important medieval deer park of Norsey Wood with its recorded archaeological remains dated to</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 –</p>

⁷ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
	<p>the Bronze and Iron Ages, Roman and Medieval periods. This multi-period Scheduled Monument Norsey Wood lies less than 1km to the north.</p> <p>This Historic Environment Zone is considered 'Highly Sensitive to Change' resulting in significant adverse (--/?) effects on this SA objective.</p> <p>One Grade II listed farm building, Sames Cottage, sits in the southern tip of the Broad Location. Other farm houses scattered rounds and about include: Elms Cottages, Southend Farmhouse and barn, Coxes Farmhouse and Oakhill Farm barn. Three Conservation Areas in close proximity contain the greatest local concentrations of listed buildings. The Conservation Areas of Billericay Town Centre lies 700 to the west on the Other side of Mill meadow Local nature reserve. The Conservation Areas of Great and Little Burstead lie roughly 2 and 2.5km to the south west, respectively.</p> <p>The potential permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		<p>141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>95% of the Broad Location is designated as a Protected Species Alert Area.</p> <p>There are two SSSIs in close proximity to the Broad Location. Mill Meadow SSSI and Local Nature Reserve borders the Broad Locations western edge. 650m to the north of the Broad Location lies Norsey Wood SSSI of which is also ancient woodland (it is recognised that the built up area of Sunnymede and a railway line lies between the Broad Location and this SSSI). Mill Meadows SSSI is in unfavourable but recovering condition and Norsey Wood SSSI is considered to be in a favourable condition. Both these designations hold a substantial amount of Lowland Meadows and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat respectively.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the SSSIs, LNRs BAP priority species areas and Protected Species Alert Areas.</p>
<p>4. Achieve sustainable levels of prosperity and</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
economic growth to stimulate economic regeneration.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have minor positive effects on this objective. The strategic Broad Location has capacity for 668 dwellings in the 2013 Strategic Housing Land Availability Assessment and would contribute positively to the housing need figure of 16,000 dwellings.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
development and the environment.			
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a marginal impact on this objective given that it lies largely (70%) within an area of the Borough recognised as representing the least deprived 20% of the Country (80-100%). Approximately 30% of the Broad Location is within the average band for deprivation in the Country (40-60%). Given that the land is largely greenfield land there is limited regeneration and renewal potential.	0	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.
11. Improve accessibility to and enhance local services and facilities.	This Broad Location could have a significant mixed effect on this objective. The Broad Location contains one open space (Sunnymede Primary School Playing Fields) as identified in the PPG17 Open Space Assessment (2010) which covers part of the northern tip of the Location. It is assumed this open space will be lost as a result of development at this Location. Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive. Local Centres include Morris Avenue 150m to the north, Meadow Rise 550m to the north west and Grange Road and Grange Parade 300m to the south. Mill Meadows LNR is just across Green Farm Lane and Norsey Meadow LNR 800m to the north. South Green Amenity Space is 200m to the south of the Location. The Broad Location is in reasonably close proximity to the town centre of Billericay, which contains four doctor's surgeries, four leisure centres, grocery shops, two primary schools and a secondary school (900m to the north west), although many	+/--?	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i> And the following paragraphs in the NPPF: 21, 28, 42, 55, 70, Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities via S106 and CIL contributions. Given the capacity for development (668 dwellings) of the Broad Location it is likely that the prospective developers will be required to integrate some local

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
	<p>people would not attempt to walk the distance.</p> <p>Bus stops and footpaths along Greens Farm Lane to the west, Thynne Road to the north and Southend Road to the South provide good sustainable transport links to Billericay's service centres. Public rights of way to the south and east provide access to the village centres of Great Burstead (1km SW) and Crays Hill (3km SE).</p> <p>There are three community centres in close proximity to the Broad Location: a scout meeting hall on the other side of Green Farm Lane, Outwood Common Community Centre lies less than 200m to the north east and Langham Crescent Meeting House 500m to the west. There are three primary schools: Sunnymede on the northern tip of the Broad Location, South Green 500m to the south west and St Peter's 800m to the south east). There is one local secondary school: Billericay School 800m to the west, which also contains a leisure centre. Grange Parade is home to the South Green Surgery within 300m of the Broad Location.</p> <p>New developments will create new demand for local services and facilities, which in turn could result in greater service diversity and facility choice.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		<p>services and facilities into a masterplan of the site, alleviating some of the burden on the existing facilities and services in the town.</p>
<p>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.</p>	<p>The Broad Location is likely to have negative effects on this objective given that the land sits within Green Belt. The majority of the Broad Location is located in Grade 3 Agricultural Land (it is not possible to distinguish between Grades 3a and 3b land). The southern tip of the Broad Location contains a number of residential dwellings. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF: <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where</p>

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
			possible materials are re-used before being recycled or sustainably disposed of.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have a minor negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The Broad Location is not located within or in close proximity to areas susceptible to flooding, no waterways or flood zones. There a few very small pockets of land which have been susceptible to some surface water flooding.</p> <p>However, the Broad Locations sits within two Critical Drainage Areas, the northern half in BAS4 (Sunnymede) CDA and the southern tip in BAS5 (South Green).</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location's close proximity to Local Centres, such as Morris Avenue 150m to the north, Meadow Rise 550m to the north west and Grange Road and Grange Parade 300m to the south, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery), and its sustainable transport links including public rights of way and bus stops along Green Farm lane and Southend Road make sustainable transport options convenient alternatives to the car (this should serve to reduce car travel and hence car based greenhouse gas emissions).</p> <p>Recognising the inherent uncertainty in this assumption, this is built into the overall score for this Location.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver.</p> <p>For locations with major development potential such as this one, the high heat and electricity demand in the Broad Location could, depending on density and design provide the business case and practical capacity for decentralised heat networks or other community renewable energy projects, such as wind and solar farms, increasing the District's renewable energy</p>

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
			generation and helping to lower the area's and the Country's carbon footprint.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as the Local Centre of Morris Avenue 150m to the north, Meadow Rise 550m to the north west and Grange Road and Grange Parade 300m to the south, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location's steeply sloped farmland makes it suitable for gravity sewer drainage. The Billericay network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. Despite a number of flood events recorded at various locations within the network it is thought that little upgrade would be required to the existing infrastructure. There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are 750m to the east of the Broad Location at the Billericay sewage treatment works.</p> <p>The Broad Location is not close to any main rivers but does mark the beginning of a tributary of the River Crouch to the south east. A band of Secondary (undifferentiated)' superficial aquifer deposit follows the flow of this tributary through the centre of the Broad Location. A small pocket of 'Secondary A' bedrock aquifer sits at the northern tip of the Broad Location (EA website). There is thus potential for localised water</p>	+/-	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the integration of Sustainable Drainage Systems (SuDS) into new</p>

SA objective	Likely effects	Significance of effect ⁷	Recommendations for mitigation and enhancement
	pollution (although this is uncertain and could be managed by good practice).		development.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: Southend Road (A129) to Billericay town centre and its junctions with A176 and Chapel Street, and junctions High Street and Sun Street, Stock Road and Western Road (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location could have minor positive impacts on this objective. Its close proximity to local services and facilities, such as Local Centres like Morris Avenue 150m to the north, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 08 (SHLAA dwelling capacity = 430 dwellings)

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent and significant effect on the immediate landscape and wider countryside.</p> <p>Characteristics of the landscape in this location include elevated and prominent slopes. These are representative of the East Billericay Wooded Hills and Ridges Landscape Character Area 10. The LCA (2013) considers that this Broad Location, comprising of three medium to large scale fields and an area of woodland, has a medium capacity for development, and specifically, limited opportunities for residential development. Areas with potential are located adjacent to existing development in the lower lying areas to the west.</p> <p>Given the proposed capacity of this Broad Location for residential development (430 dwellings) and the recognition in the landscape capacity study that opportunities for residential development are limited, a significant adverse effect is considered likely. This effect is pre-mitigation.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>Area-based policies should have regard for the qualities to be safeguarded outlined in Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>The Broad Location sits within the 'Rural Landscape to the East of Billericay' Historic Environment Character Area (HECA 4) comprised predominantly of irregular medieval fields and woodland, together with the nationally important medieval deer park of Norsey Wood with its recorded archaeological remains dated to the Bronze and Iron Ages, Roman and Medieval periods. This multi-period Scheduled Monument Norsey Wood lies 500m to the north.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such is considered to have a</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets</p>

⁸ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
	<p>significant adverse (--/?) effect on this objective.</p> <p>There are no listed buildings within the Broad Location. However, there are several listed farm buildings to the south and west, such as the Grade II listed Elms Cottages, Southend Farmhouse and barn, Coxes Farmhouse and Oakhill Farm barn. Three Conservation Areas in close proximity contain the greatest local concentrations of listed buildings. The Conservation Areas of Billericay Town Centre lies 1.4km to the west on the Other side of Mill meadow Local nature reserve. The Conservation Areas of Great and Little Burstead lie roughly 1 and 1.7km to the South, respectively.</p> <p>In addition to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the Broad Location.</p> <p>The potential permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		<p>to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>Two hedgerows registered as Protected Species Alert Areas run through the site.</p> <p>There are two SSSIs in close proximity to the Broad Location. Mill Meadow SSSI is 600m to the west, which is considered to be in an unfavourable but recovering condition and includes Lowland Meadow UK BAP Habitat). 500m to the north of the Broad location lies the SSSI of Norsey Wood, which is considered to be in favourable condition and also contains Ancient Woodland and Lowland Mixed Deciduous Woodland UK BAP Habitat. It is recognised that the built up area of Sunnymede lies between this Broad Location and Norsey Wood SSSI.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the SSSIs, LNRs BAP priority species areas and Protected Species Alert Areas.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
regeneration.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have minor positive effect on this objective. The strategic Broad Location has capacity for 430 dwellings in the 2013 Strategic Housing Land Availability Assessment and would contribute positively to the Housing Need Target of 16,000).</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
in health related to development and the environment.			
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a marginal impact on this objective given that it is greenfield land where there is limited regeneration and renewal potential.</p> <p>90% of the Broad Location is in an area of the Borough recognised as representing the average band for deprivation in the Country (40-60%).</p>	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a minor positive impact on this objective. It has a good range of facilities and services in reasonably close proximity, but no secondary school or sports and leisure centre with close proximity.</p> <p>Local Centres include Morris Avenue less than 300m to the north west, Meadow Rise 1km to the north west and Grange Road and Grange Parade 1km to the south west. Mill Meadows LNR is just across Green Farm Lane 600m to the west and Norsey Meadow LNR 800m to the north. The Broad Location is also located approximately 130m east of Outwood Common open space.</p> <p>The Broad Location is in reasonably close proximity to the town centre of Billericay, which contains four doctor's surgeries, four leisure centres, grocery shops, two primary schools and a secondary school (1.5m to the north west), although most people would not attempt to walk.</p>	+/?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities via S106 and CIL contributions.</p>

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
	<p>Bus stops and footpaths along Greens Farm Lane to the west, Hill Way, Green Way and Thynne Road to the north and Southend Road to the South provide good sustainable transport links to Billericay's service centres. A public right of way to the east provides access along tributaries to the River Crouch and villages such as Crays Hill (2.5km SE).</p> <p>There are three community centres in close proximity to the Broad Location: a scout meeting hall 650m to the west, Outwood Common Community Centre less than 100m to the north west and Langham Crescent Meeting House 1km to the south west. There are three primary schools: Sunnymede 350m to the north west, South Green 1km to the south and St Peter's 1km to the south east. There is one local secondary school: Billericay School and sports and leisure centre 1.5km to the west. Grange Parade is home to the South Green Surgery within 900m of the Broad Location.</p> <p>New developments will create new demand for local services and facilities, which in turn could result in greater service diversity and facility choice.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have negative effects on this objective given that the land sits within Green Belt. The majority of the Broad Location is located in Grade 3 Agricultural Land (it is not possible to distinguish between Grades 3a and 3b land). The remainder of the Broad Location is residential. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where</p>

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
			possible materials are re-used before being recycled or sustainably disposed of.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have a negligible effect against this objective.</p> <p>The Broad Location is not located within flood zones 2 or 3. However it does mark the beginning of a tributary of the River Crouch, making it vulnerable to surface water flooding. However, the area vulnerable is less than a third of the total area of the site.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>	0	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location's close proximity to Local Centres like Morris Avenue less than 300m to the north west, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery), and its sustainable transport links including public rights of way and bus stops along Hill Way, Green Way and Thynne Road to the north, Green Farm Lane in the west and Southend Road to the south make sustainable transport options convenient alternatives to the car (this should serve to reduce car travel and hence car based greenhouse gas emissions). Recognising the inherent uncertainty in this assumption, this is built into the overall score for this Location.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as Local Centres like Morris Avenue less than 300m to the north west, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery), and its sustainable transport links including public rights of way and bus stops along Hill Way, Green Way and Thynne Road to the north, Green Farm Lane in the west and Southend Road to the south could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location's steeply sloped farmland makes it suitable for gravity sewer drainage. The Billericay network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. Despite a number of flood events recorded at various locations within the network it is thought that little upgrade would be required to the existing infrastructure. There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works, Billericay sewage treatment works, is close at less than 250m to the east of the Broad Location.</p> <p>The Broad Location is not close to any main rivers. However, there are small pockets of 'Secondary A' bedrock aquifer and Secondary (undifferentiated)' superficial aquifer deposits (EA website) in and around the Broad Location. There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the integration of</p>

SA objective	Likely effects	Significance of effect ⁸	Recommendations for mitigation and enhancement
			Sustainable Drainage Systems (SuDS) into new development.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: Southend Road (A129) to Billericay town centre and its junctions with A176 and Chapel Street, and junctions High Street and Sun Street, Stock Road and Western Road (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location could have minor positive impacts on this objective. Its close proximity to local services and facilities, such as Local Centres like Morris Avenue less than 300m to the north west, local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 09 (SHLAA dwelling capacity = 175 dwellings)

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a permanent and significant negative effect on the immediate landscape and wider countryside.</p> <p>Characteristics of the landscape in this location include elevated and prominent slopes. These are representative of the East Billericay Wooded Hills and Ridges Landscape Character Area 10. The LCA (2013) considers that this Broad Location has a low capacity for development with limited opportunities for residential development due to the elevated and prominent slopes within the Location. However, there is potential for limited individual/very small scale development in a few enclosed sites. An area of relative suitability for smaller scale development is located off Southend Road to the west.</p> <p>There are no open spaces within the Broad Location. Listed areas of urban open space include Mill Meadows Nature Reserve 300m to the North West of the Broad Location and South Green, Passingham Close, Stonechart Road and Langham Crescent between 10m and 450m to the West. However, it is unlikely that housing within the Broad Location will have a significant impact on these listed open spaces which are enclosed within the existing urban environment.</p> <p>Given the proposed capacity of the Location (175 dwellings) and the recognition in the landscape capacity study that opportunities for residential development are limited a significant adverse effect is considered likely. This is pre-mitigation.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	0	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have a significant permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development.</p> <p>It sits within the 'Rural Landscape to the East of Billericay'</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p>

⁹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
	<p>Historic Environment Character Area (HECA 4) comprised predominantly of irregular fields and woodland, together with the nationally important medieval deer park of Norsey Wood with its recorded archaeological remains dated to the Bronze and Iron Ages, Roman and Medieval periods. This multi-period Scheduled Ancient Monument Norsey Wood lies approximately 1km to the north.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such is considered to have a significant adverse effect (--/?) on this this SA objective.</p> <p>Six Grade II listed farm buildings surround the edge of this Broad Location: Sames Cottage to the West, Elms Cottages, Southend Farmhouse and barn to the South West, Coxes Farmhouse to the South West and Oakhill Farm barn to the North West. Three Conservation Areas in close proximity contain the greatest local concentrations of listed buildings. The Conservation Areas of Billericay Town Centre lies 1.3km to the north west along Southend Road. The Conservation Areas of Great and Little Burstead lie roughly 1 and 1.8km to the South West, respectively.</p> <p>Further to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the Broad Location.</p> <p>The potential permanent negative impacts on the existing cultural heritage and distinctiveness of the local landscape are likely to be in part offset by modern conservation and archaeological practices, which will protect, conserve and record any existing and new heritage assets.</p>		<p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological record to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a significant negative effect against this objective, with the potential for further negative but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the immediate vicinity of the Broad Location.</p> <p>All the southern boundary of the Broad Location is registered as a Protected Species Alert Areas with additional clusters in the north and south east. Parsonage Farm green lies less than 100m to the east of the Broad Location.</p> <p>There are two SSSIs within 2km of the Broad Location, Norsey Wood 1.2km to the north (which is considered to be in favourable condition and also contains Ancient Woodland and Lowland Mixed</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the adverse impacts associated with increases in residents and resident recreation in the vicinity of the SSSIs, LNRs and UK BAP Priority Habitats.</p>

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
	Deciduous Woodland UK BAP Priority Habitat) and Mill Meadows 0.5km to the west (which is in unfavourable but recovering condition and also contains Lowland Meadow UK BAP Priority Habitat). It is recognised that the built up area of Sunnymede lies between this Broad Location and Norsey Wood SSSI.		
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have minor positive effects on this objective. The Broad Location has the capacity for 175 dwellings, a capacity which in the context of the housing need required to be delivered in the plan period (16,000) is considered to be a minor positive amount.	+	The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i> <i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i> And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
			Development Management policies should set out thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a marginal impact on this objective given that it lies within an area of the Borough recognised as within the least deprived 20% of the Country (80-100%).	0	The marginal positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. At the local level, strategic planning policy should seek to direct development to areas of significant deprivation first.
11. Improve accessibility to and enhance local services and facilities.	This Broad Location could have a minor positive impact on this objective, putting more housing and therefore Borough residents in close proximity to existing local services and facilities. Footpaths to the south towards the village centres of Great Burstead (1km SW) and Crays Hill (2.5km SE) as well as several bus stops along Southend Road provide good sustainable transport routes to the local settlement centres. Outwood	+/?	The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i>

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
	<p>Common Community Centre lies less than 200m to the north of the Broad Location.</p> <p>There are two primary schools (South Green and St Peter's), one secondary school (Billericay School) and a doctor's surgery (South Green Surgery) within 500m of the Broad Location, with some facilities less than 100m away. Other local facilities and services include Billericay town centre (1.3km), Mill Meadows LNR (400m NW), Passingham Close Amenity Space (340m), Stonechat Road Amenity Space (280m), Langham Crescent Amenity Space (470m) and South Green Amenity Space (adjacent) and Norsey Meadow LNR (1km N). Billericay town centre contains four doctor's surgeries, grocery shops, two primary schools and a secondary school. Billericay sports and fitness centre lies just over 1km to the north west.</p> <p>New developments will create new demand for local services and facilities, which in turn could result in greater service diversity and facility choice.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		<p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities via S106 and CIL contributions.</p>
<p>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.</p>	<p>The Broad Location is likely to have a minor negative effect on this objective given that the land sits within Green Belt. Residential dwellings are located along the boundaries of this Broad Location. The remaining portion of the Location is designated as Grade 3 Agricultural Land (it is not possible to distinguish between Grades 3a and 3b land). Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy and standards such as the code for sustainable homes can outline the waste hierarchy to ensure that where</p>

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
			possible materials are re-used before being recycled or sustainably disposed of.
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a minor negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The Broad Location is not located within or in close proximity to any flood zones. However, the Broad Locations sits within a Critical Drainage Area, BAS5 (South Green). There are some small pockets of land at risk of surface water flooding.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location's close proximity to Mill Meadows LNR (400m NW), local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery), and its sustainable transport links including public rights of way and bus stops along Southend Road make sustainable transport options convenient alternatives to the car (this should serve to reduce car travel and hence car based greenhouse gas emissions). Recognising the inherent uncertainty in this assumption, this is built into the overall score for this Location.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive and negative effects of this Broad Location could be enhanced and or mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to</p>

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>Its close proximity to Mill Meadows LNR (400m NW), local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion and improving air and noise quality.</p>	<p>+/?</p>	<p>lower the area's and the Country's carbon footprint.</p> <p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have mixed effect on this SA objective.</p> <p>The Broad Location's steeply sloped farmland makes it suitable for gravity sewer drainage. The Billericay network is combined foul and surface water flows and consists of a combination of gravity sewers and pumped rising mains. Despite a number of flood events recorded at various locations within the network it is thought that little upgrade would be required to the existing infrastructure (subject to discussion with water utilities companies). There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are 350m to north west of the Broad Location at the Billericay sewage treatment works.</p> <p>The Broad Location is not close to any main rivers. However, there is a small pocket of 'Secondary A' bedrock aquifer in the north east corner of the Broad Location with other parts recorded as containing 'Secondary (undifferentiated)' superficial aquifer</p>	<p>+/-?</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF:</p> <p>94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of</p>

SA objective	Likely effects	Significance of effect ⁹	Recommendations for mitigation and enhancement
	deposits (EA website.)		surface water sewers to Sustainable Drainage Systems (SuDS).
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: Southend Road (A129) to Billericay town centre and its junctions with A176 and Chapel Street (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location could have minor positive impacts on this objective. Its close proximity to local services and facilities, such as Mill Meadows LNR (400m NW), local schools (South Green and St Peter's primary schools and Billericay secondary school) and doctors surgeries (South Green Surgery) could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion.</p>	--/+?	<p>The potential positive and negative effects of this Broad Location could be enhanced and or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into Billericay.</p>

Basildon Revised Preferred Options Broad Location No.: 10 (SHLAA dwelling capacity = 489 dwellings)

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located with the 'Ramsden, Bellhouse and Wickford Settled Claylands' landscape character area (LCA6).</p> <p>The Landscape Character Assessment (LCA, 2013) states that the area has a medium capacity for development. However, it is considered that there is no opportunity for large scale residential development due to the high quality, good condition of landscape and strength of historic landscape features. There is scope for small scale low density residential development on the eastern side of the area on lower land adjacent to urban edge of Wickford. Due to the proposed capacity of this Location (489 dwellings) and the recognition in the Landscape Capacity study that there is no opportunity for large scale residential development a significant adverse effect is considered likely. This effect is pre-mitigation.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	0	<p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'The Ramsdens' Historic Environment Character Area (HECA 5).</p> <p>This Historic Environment Zone is considered 'Highly Sensitive to Change' resulting in a significant adverse (--/?) score on this SA objective.</p> <p>The area is largely rural, with gentle topography and distinct blocks of former plotlands. The urban edge influences the character of the area (HEC, 2010).</p> <p>Medieval moated sites can be found in the area. There is a strong rectilinear pattern of field boundaries of medieval or</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development</p>

¹⁰ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
	<p>earlier origin (HEC, 2010).</p> <p>Concentrations of archaeology have been identified in and around historic settlements and where archaeological fieldwork has taken place. Evidence of Mesolithic, Bronze Age and medieval periods is in the record. The relatively low density of archaeological material in the rest of the area, are therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010). The Broad Location contains no listed buildings.</p> <p>There are no conservation areas in Wickford or the immediate vicinity of the Broad Location.</p>		within the Broad Location.
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>There are a few small pockets of Protected Species Alert Areas within the Broad Location. Wickford Riverside Local Nature Reserve and a cluster of UK BAP species protection areas are less than 50m due south of the Broad Location on the other side of the railway line.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 4.5km to the east.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	None required.
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	None required.
<p>6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	None required.

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a minor positive effect on this objective. The Broad Location has capacity for 489 dwellings in the 2013 Strategic Housing Land Availability Assessment and would contribute positively to the Borough's overall housing need figure (16,000).	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a negligible impact on this objective. 100% of the Broad Location sits on greenfield land without development and with limited potential for regeneration and renewal.</p> <p>100% of the Broad Location lies within an area of the Borough recognised as representative of the average level of deprivation</p>	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p>

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
	in the Borough (40%-60%).		<p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a significant positive impact on this objective; however, there is no secondary school in close proximity.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive.</p> <p>The closest bus stop into Wickford is less than 250m from the Broad location on Alderny Gardens. There are several more bus stops along Brock Hill 300m to the east and High Street 600m to the south east. Footpaths also provide good access in to the centre of Wickford, which is a 500m walk to the south east from the Broad Location. Public Rights of Way provide access to the countryside to the north and west towards Brock Hill 1.5km north, Downham 1.5km north west and Ramsden Bellhouse 2.5km west. Wickford train station is also a 500m walk from the Broad Location.</p> <p>Barns Hall Recreation amenity space and Barns Hall Allotments are located along the eastern boundary of the Location. Wickford town centre contains Wickford Community Centre, Wickford Health Centre and swimming pool, Wickford infant and junior school, grocery stores and many other shops and services. The closest local service centres are Alderny Gardens, home to Barn Hall Community Centre, 500m to the north east and Wickford town Centre 500m to the south east. The closest doctors surgery is 400m due east. Bromfords Secondary School is 1.5km to the south and Beauchamps Secondary School 2km to the east. A large employment area is located along the northern edge of the railway line 1.5km to the south east of the Broad Location.</p>	++/?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
	Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.		
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.	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The Location also contains a small cluster of residential dwellings which are located along the eastern boundary. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have a negligible effect against this objective.</p> <p>There are no waterways within the limits of the Broad Location and no significant risk of flood in the Broad Location.</p> <p>There is some risk of surface water flooding; however, this is relatively insignificant. The closest major water way is located approximately 100m to the south.</p> <p>The site is not located within a Critical Drainage Area (CDA).</p>	0	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p>
14. Reduce the local contribution to climate change, by reducing emissions of	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location's close proximity to the main local service</p>	++/?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
<p>greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>centres 500m north east on Alderney Gardens and 500m south east in Wickford town centre, and its sustainable transport links, the railway station 500m to the south east, bus stops and footpaths along Alderney Gardens, Brock Hill and High Street make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>		<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as the town centre of Wickford 500m to the south east, local primary schools and other local centres (Alderney Gardens 500m to north east), could contribute to reduced commuter times, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from</p>

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
			development. An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location contains no major waterways, no aquifer or ground water vulnerability zones (EA website).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are Wickford sewage treatment works 2.5km to the east and Basildon Sewage Treatment Works 3.3km to the south.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>	+/-?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling	<p>This Broad Location is likely to have a mixed effect on this objective, with an uncertain outcome in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include:</p>	--/++?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest</i></p>

SA objective	Likely effects	Significance of effect ¹⁰	Recommendations for mitigation and enhancement
<p>development to sustainable locations.</p>	<p>A132 Runwell Road/Church End Lane, A132/ A132 Runwell Road, A132/A129 London Road and A129 London Road/Nevendon Road (Transport modelling and mitigation evidence 2012).</p> <p>Many local facilities and services, including Wickford town centre are close enough to walk to. Their close proximity to the Broad Location could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p style="background-color: yellow;"></p>	<p><i>possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 11 (11a & 11b) (SHLAA dwelling capacity = 87+144=231 dwellings)

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Locations are likely to have a minor negative effect on this objective. The Broad Location is located with the 'Ramsden, Bellhouse and Wickford Settled Claylands' landscape character area (LCA6).</p> <p>The Landscape Character Assessment (LCA, 213) states that the Broad Location has a high capacity for residential development.</p> <p>Within Broad Location 11a, there is potential for infill residential development among the existing plotlands area. The field adjacent to Church Road and surrounding Woolshot Farm is unsuitable for development due to the important role the land plays in maintaining separation between Ramsden Bellhouse and Wickford. Landscape mitigation will be required to ensure visual amenity of existing properties is not adversely affected.</p> <p>Within Broad Location 11b, there is potential for small-medium scale infill residential development within vacant plots and paddocks if the existing framework of mature trees and woodland are retained to screen views.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Woolshots Road Playing Field) as identified in the PPG17 Open Space Assessment (2010) which covers a small proportion of Location 11a.</p>	<p>--/?</p>	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>An area-based development management policy may be required to prescribe landscape mitigation measures required to retain the mature trees and woodland to provide a woodland setting and screen views, ensuring visual amenity of existing properties is not affected.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Locations are likely to have a permanent significant negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'The Ramsdens' Historic Environment Character Area (HECA 5).</p> <p>The majority of this Historic Environment Zone is considered 'Highly Sensitive to Change' and as such any development within this Location could have a significant adverse score (--/?) against</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p>

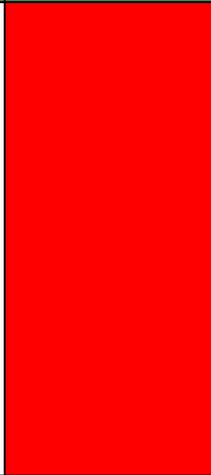
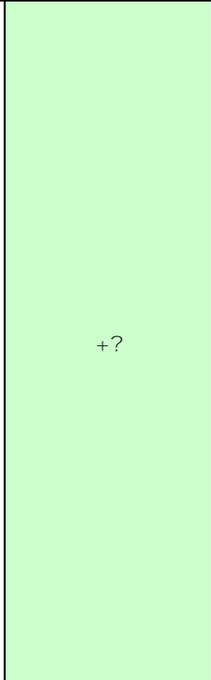
¹¹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
	<p>this SA objective.</p> <p>The area is largely rural, with gentle topography and distinct blocks of former plotlands. The urban edge influences the character of the area (HEC, 2010).</p> <p>Medieval moated sites can be found in the area. There is a strong rectilinear pattern of field boundaries of medieval or earlier origin (HEC, 2010).</p> <p>Concentrations of archaeology have been identified in and around historic settlements and where archaeological fieldwork has taken place. Evidence of Mesolithic, Bronze Age and medieval periods is in the record. The relatively low density of archaeological material in the rest of the area, are therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>There are no conservation areas in Wickford or the immediate vicinity. There is one listed building within the Broad Location 11a (the Grade II listed Woolshotts' Farmhouse) and another very close to the southern boundary of Broad Location 11b (the Grade II listed Bell Farmhouse).</p>		<p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Locations are likely to have a short-medium term minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>Apart from the common Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the Broad Location.</p> <p>Wickford Riverside Local Wildlife Site and a cluster of UK BAP Priority Habitats neighbour the north eastern tip of Broad Location 11b.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
promoted as sustainable locations for living, retail, leisure and related commercial development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>The Broad Locations are likely to have a minor positive effect on this objective. Broad Location 11a has capacity for 87 dwelling whereas Broad Location 11b has capacity for 144, making a total of 231, which would contribute positively to overall housing need figure set out for the Borough (16,000 dwellings)</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>The Broad Locations are likely to have a positive impact on this objective. The Broad Locations lie within areas of the Borough recognised as representative of the least deprived in the Country (60%-80% and 80-100%).</p> <p>100% of the Broad Location sits on greenfield land without development and with limited potential for regeneration and renewal.</p>	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>The Broad Locations could have a significant mixed effect on this objective.</p> <p>The Broad Location contains one open space (Woolshots Road Playing Field) as identified in the PPG17 Open Space Assessment (2010) which covers a small proportion of Location 11a. It is assumed that this will be lost as result of the development at this Location. It is assumed that this open space would be lost as result of development in this Broad Location. There are several bus stops that run along the southern boundary of both Broad Locations, along London Road. Additional bus stops lie along the western boundary of Broad Location 11a, along Church Street. Footpaths along the course of the River Crouch via Wickford Riverside Local Wildlife Site also provide good access in to the centre of Wickford. Additional Public Rights of Way provide access to the countryside 1km to the north towards Ramsden Bellhouse and Crays Hill 700m to the south west. Wickford train station is also a 1.2km walk from the north eastern tip of Broad Location 11b.</p> <p>However, there are only a few local services and facilities within</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
	<p>walking distance, resulting in a minor positive effect on this objective; Wickford town centre is 1.3km to the east from Broad Location 11b; the closest local service centres are Nevenden Road, home to Park Lodge Community Hall, 1km to the south east of Broad Location 11b and Wickford town centre 1.km east of Broad Location 11b. The closest doctors surgery is 1km due east along the footpath that connects Broad Location 11b to Wickford town centre. Crays Hill Primary School lies less than 300m to the south east of Broad Location 11a. Bromfords Secondary School is 700m to the south of Broad Location 11b next to Grange Primary School. A large employment area is located along the northern edge of the railway line 2km to the east of the Broad Location. Ramsden Bell House Village Hall is approximately 650m to the north and functions as a small leisure centre. Ramsden Bellhouse Recreation Ground is also located to the north, approximately 400m from the Location.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Locations are likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>Approximately half of Broad Location 11a is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The rest of Broad Location 11a and all but the most northern tip of Broad Location 11b are used for residential and commercial purposes (associated with existing plotland development in the Green Belt). Overall, development at this Location will not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of</p>	<p>The Broad Location is likely to have a significant negative effect</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p>

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
<p>flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The northern boundaries of both Broad Locations run along the southern bank of the River Crouch, which is designated as a Flood Zone 2 and 3a and 3b and an area of surface water flooding. New developments would therefore be subject to some flood risk the degree of which is uncertain until specific sites are allocated for development.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>		<p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified. Further measures would be required if development were proposed within Flood Zones 2 and 3 on the northern boundaries of the Broad Locations.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Locations are likely to have a minor positive effect on this objective.</p> <p>The Broad Locations are only within close proximity to a small number of local services and facilities. For example, Crays Hill Primary School lies less than 300m to the south east of Broad Location 11a and Bromfords Secondary School is 700m to the south of Broad Location 11b next to Grange Primary School. Wickford town centre is 1.2km to the east and Nevenden Road 1km to the south east.</p> <p>However, there are sustainable transport links with bus stops and footpaths along London road and Church Road, make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>		<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>The Broad Locations are likely to have a minor negative effect on this objective.</p> <p>The Broad Locations are only within close proximity to a small number of local services and facilities. For example, Crays Hill Primary School lies less than 300m to the south east of Broad Location 11a and Bromfords Secondary School is 700m to the south of Broad Location 11b next to Grange Primary School. Wickford town centre is 1.2km to the east and Nevenden Road 1km to the south east.</p> <p>People would have to travel some distance to reach them increasing traffic congestion and reducing air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>-?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>The Broad Locations are likely to have a mixed effect on this SA objective.</p> <p>The River Crouch runs along the northern boundary of the both Broad Locations. 'Secondary A' superficial aquifer deposits run along its course (EA website). There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice). There are no ground water vulnerability areas within the Broad Locations.</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of</p>

SA objective	Likely effects	Significance of effect ¹¹	Recommendations for mitigation and enhancement
	<p>made to a number of sewer runs. The closest sewage treatment works are Basildon sewage treatment works 2.5km to the south and Billericay Sewage Treatment Works 2.8km to the west.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>		<p>SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.</p>	<p>The Broad Locations are likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A129 London Road/Nevendon Road, A132/ A132 Runwell Road, and A132/A129 London Road (Transport modelling and mitigation evidence 2012).</p> <p>Sugden Road separates Broad Location 11a from Broad Location 11b providing access to the plotland to the north.</p> <p>There are few local facilities and services with in close proximity to the Broad Locations, which could have a minor positive effect in reducing congestion. Wickford town centre is not close enough to walk to, and the nearest local centre is over 1km away. Thus people are more likely to rely on cars to travel to and from their nearest local centres increasing congestion on the roads (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>--/+?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 12 (SHLAA dwelling capacity = 467 dwellings)

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located within two landscape character areas. The majority of the Broad Location lies within 'Doeshill Farmlands' landscape character area (LCA7) and the remaining 10% of the area is within the 'Ramsden, Bellhouse and Wickford Settled Claylands' landscape character area (LCA6).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the area has no/very low capacity for development.</p> <p>However, there is an opportunity for an area of small scale low density residential development in the south-east corner of the Broad Location between Borwick Lane and Toppesfield Avenue. The remainder of the Location is unsuitable for development due to the importance of the area in preventing coalescence between Crays Hill and Wickford and the strong character and condition of the landscape. Large scale residential development would impact upon the high quality landscape and historic features.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains five open spaces as identified in the PPG17 Open Space Assessment (2010) which cover a small proportion of the Location. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields.</p>	--/?	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'The Ramsdens' Historic Environment Character Area (HECA 5).</p> <p>The majority of this Broad Location is considered 'Highly Sensitive to Change' (falling mainly within HECA 5.4) and as such is considered to have a significant adverse score (--/?) against this SA objective.</p> <p>The area is largely rural, with gentle topography and distinct</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings</p>

¹² Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
	<p>blocks of former plotlands. The urban edge influences the character of the area (HEC, 2010).</p> <p>Medieval Moated sites can be found in the area. There is a strong rectilinear pattern of field boundaries of medieval or earlier origin (HEC, 2010).</p> <p>Concentrations of archaeology have been identified in and around historic settlements and where archaeological fieldwork has taken place. Evidence of Mesolithic, Bronze Age and medieval periods is in the record. The relatively low density of archaeological material in the rest of the area, are therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>The Broad Location contains one Grade II listed building, Bell Farmhouse, and two other grade II listed buildings on its borders – Woolshots Farmhouse at its north western corner and Nevendon Manor at its south eastern corner.</p> <p>There are no conservation areas in Wickford or the immediate vicinity of the Broad Location.</p>		<p>and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>Apart from the Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the Broad Location. Nutton's Wood is the closest Local Wildlife Site located 100m to the south west.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a minor positive effect on this objective. The strategic Broad Location has capacity for 467 dwellings and would contribute to the overall housing need figure for the Borough (16,000 homes).</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
in or visit them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a minor positive impact on this objective. The Broad Location largely sits on greenfield land without development and with limited potential for regeneration and renewal.</p> <p>15% of the Broad Location is recognised as representing the proportion of the population who live within the more deprived areas in the Country (20-40%). The remaining 85% of the land within the Broad Location is less deprived (varying between the 60-80% and 80-100% deprivation percentiles).</p>	+	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a mixed impact on this objective due to there being significant positive and negative impacts on this objective.</p> <p>The Broad Location contains five open spaces as identified in the PPG17 Open Space Assessment (2010) which cover a small proportion of the Location. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields. The closest bus stops into Wickford borders the Broad Location to the north along London Road and to the south and east along Nevendon Road.</p> <p>Public Rights of Way provide access to the countryside to the south towards Basildon and Nevendon and to the north and west towards Crays Hill and Ramsden Bellhouse. Wickford train station is less than a 2km walk from the Broad Location.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive. The closest local service centre is Nevendon Road, home to Park Lodge meeting Hall, less than 500m from the eastern edge of the Broad Location. The closest doctors surgery is 800m due east. There are three schools, one community centre and one sports centre within the limits of the Broad Location: Crays Hill primary school to the east and Elder Avenue</p>	+ +/--?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
	<p>Scout Hall, Grange primary school and Bromfords secondary school and Bromford Sports Centre to the east. There are also four open spaces within easy walking distance of the Location including: Cranfield Park open space (350m), land at Kingsley Meadows amenity space (330m), land adjacent to A132 amenity space (550m) and Woolshots Road Playing Field 220m).</p> <p>Wickford town centre (1km to the north east) contains Wickford Community Centre, Wickford Health Centre and swimming pool, Wickford infant and junior school, grocery stores and many other shops and services.</p> <p>A couple of large employment areas are located on the edge of Basildon between 1 and 2km from the southern border of the Broad Location.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The boundaries of the Location contain residential, commercial and educational uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>A tributary of the River Crouch runs along the southern border of the south eastern tip of the Broad Location. The area around Nevendon Manor at the junction between Borwick Lane and Nevendon Road is largely Flood Zone 3b with some wider areas of 3a and 2, some of which enter the Broad Location north of Borwick Road. The area at risk from flooding represents a small proportion of the Broad Locations total area.</p> <p>The Broad Location also sits within Critical Drainage Area (CDA) BAS21 (Bromfords).</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>There are three schools, one community centre and one sports centre within the limits of the Broad Location: Crays Hill primary school to the east and Elder Avenue Scout Hall, Grange primary school and Bromfords secondary school and Bromford Sports Centre to the east. Further to this, the Broad Location's close proximity to the main local service centres less than 500m due east on Nevendon Road and its sustainable transport links, the railway station 1km to the north east, bus stops and footpaths along London Road and Nevendon Road make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued</p>

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
<p>respective quality through direct action or mitigation measures.</p>	<p>There are three schools, one community centre and one sports centre within the limits of the Broad Location: Crays Hill primary school to the east and Elder Avenue Scout Hall, Grange primary school and Bromfords secondary school and Bromford Sports Centre to the east. Further to this, the Broad Location's close proximity to the main local service centres less than 500m due east on Nevendon Road and its sustainable transport links, the railway station 1km to the north east, bus stops and footpaths along London Road and Nevendon Road make sustainable transport options convenient alternatives to the car (which could reduce car based air and noise emissions).</p>		<p>improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location borders a tributary of the river Crouch at its south eastern edge. There are no ground vulnerability areas within the Broad location. However, the Environment Agency has designated the land in and around Nevendon and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website). There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are Billericay Sewage Treatment Works 2.6km to the west</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River</p>

SA objective	Likely effects	Significance of effect ¹²	Recommendations for mitigation and enhancement
	<p>and Basildon Sewage Treatment Works 1.3km to the south.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>		Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A132/Cranfield Park Road, A132/A129 London Road and A129 London Road/Nevedon Road (Transport modelling and mitigation evidence 2012).</p> <p>There are three schools, one community centre and one sports centre within the limits of the Broad Location: Crays Hill primary school to the east and Elder Avenue Scout Hall, Grange primary school and Bromfords secondary school and Bromford Sports Centre to the east. Further to this, the Broad Location's close proximity to the main local service centres less than 500m due east on Nevedon Road and its sustainable transport links, the railway station 1km to the north east, bus stops and footpaths along London Road and Nevedon Road make sustainable transport options convenient alternatives to the car, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 13 (SHLAA dwelling capacity = 54 dwellings)

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a minor negative effect on this objective. The Broad Location is located with the 'Shotgate and North Wickford Urban Fringe' landscape character area (LCA5).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the area has a medium capacity for development. As such, there are opportunities for medium or large scale residential developments on the western side of the Broad Location adjacent to the existing urban edge. The eastern side of the Broad Location is deemed unsuitable for development in the Landscape Character Assessment due to the high visibility of the area from the A130 and the open, undeveloped character of the landscape. However, there are possible opportunities for infill development in Wickford Lawn if appropriately screened.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Shotgate Recreation Ground) as identified in the PPG17 Open Space Assessment (2010) which covers the majority of the southern part of the Location.</p>	<p>--/?</p>	<p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'Shotgate' Historic Environment Character Area (HECA 7). A small area to the south lies within Historic Environment Character Area 6 'Wickford' (sub-character area 6.2 'Modern Wickford').</p> <p>Historic Environment Zone 7 is considered to be 'highly sensitive to change'. The small area of this Broad Location within character area 6.2 is of 'limited sensitivity'. Consequently an overall significant adverse effect (--/?) is considered appropriate.</p> <p>A small area in the north-east of the Borough, the area is made-up of the gently sloping southern bank of the River Crouch and contains the historic settlement of Shot Farm surrounded by co-axial,</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development</p>

¹³ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
	<p>rectilinear field pattern is characteristic of south Essex and possibly Middle Saxon in origin.</p> <p>Archaeological excavation and stray finds has established that the area has a rich history of occupation. For example, the Iron Age and Roman settlement at Beauchamps farm to the west of the zone is thought to extend into the Broad Location. There is also potential for palaeoenvironmental deposits along the banks of the River Crouch (HEC, 2010).</p> <p>The Broad Location contains two Grade II listed buildings – Shot Farmhouse and a neighbouring barn. The Grade II listed Shotgate Farmhouse is located at the southern boundary of the Broad Location. Approximately 600m to the north east of the Broad Location is the village of Battlesbridge which contains a cluster of 9 Grade II listed agricultural and semi-industrial buildings. There are no conservation areas in Wickford or the immediate vicinity of the Broad Location.</p>		within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for more significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>With the exception of roughly 70% of the Broad Location being designated as a Protected Species Alert Area, there are no ecological designations in or around the Broad Location.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 1.3km to the north east.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a negligible effect on this objective. The Broad Location has the capacity for 54 dwellings, a capacity which in the context of the overall housing need required to be delivered in the plan period (16,000) is considered to be negligible.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	0	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a negligible impact on this objective.</p> <p>The majority of the Broad Location lies within an area of the Borough recognised as representative of some of the least deprived land in the Country (60%-80%).</p> <p>Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.</p>	0	<p>The marginal positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a significant mixed impact on this objective.</p> <p>The Broad Location contains one open space (Shotgate Recreation Ground) as identified in the PPG17 Open Space Assessment (2010) which covers the majority of the southern portion of the Location. It is assumed that this open space will be lost as a result of development at this Location. Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive.</p> <p>The closest bus stops into Wickford are less than 100m to the west along Beauchamps Drive and to the south along Southend Road and Hodgeson Way. There are public rights of way and footpaths along the edge of Wickford to the south and west.</p> <p>Wickford town centre is located approximately 1.7km to the east from the Broad Location along Southend Road. It contains Wickford Community Centre, Wickford Health Centre, Wickford infant and junior school, grocery stores and many other shops and services. The closest local service centre is Shotgate less than 100m walk from the south western boundary of the Broad Location. A large employment site borders the south western edge of the Broad Location, running westwards along the northern edge of the railway line in to the centre of Wickford. Hilltop Infant and Junior School and Beauchamps Secondary School and leisure facilities are located approximately 200m from the western boarder of the Broad Location. The closest doctors surgery is the Shotgate Surgery less</p>	++/--?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
	<p>than 100m walk from the south western boarder of the Broad Location. The Location is also within 100m of Wickford Memorial Park and Giddings Copse Nature Reserve and easy walking distance of Beauchamps School Playing Fields, land at Hodgson Way amenity space and Southend Road Recreation Ground. However, it is recognised that the railway separates all these open spaces from the Location with exception of land at Hodgson Way amenity space.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). Land to the north and south of the Location is currently used for commercial, infrastructure and residential purposes. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The River Crouch runs along the northern boundary of the Broad Location with one of its tributaries running along the eastern boundary and joining the River at the north eastern corner of the Broad Location. Both boundaries are designated as Flood Zone 3a, with some smaller pockets of 3b and wider areas of Flood Zone 2,</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify</p>

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
	<p>covering an additional proportion of the Broad location's total area. There is additional potential for surface water flooding covering approximately half of the Location.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>		<p>Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location's close proximity to the Shotgate Local Service Centre less than 100m to the west, and its sustainable transport links along Southend Road towards Wickford town centre make sustainable transport options convenient alternatives to the car (which could reduce car based emissions).</p>	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective. In the short-term, during any construction phase, air, land and noise pollution could increase. However, new housing on this Broad Location could indirectly have minor positive impacts on this objective.</p> <p>Its close proximity to local services and facilities, such as Shotgate Local Service Centre less than 100m to the west, local primary and secondary schools, could contribute to reduced commuter times, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence</p>	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p>

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
	the uncertainty in the appraisal).		<p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by the River Crouch along its northern edge and one of its tributaries along its eastern boundary. 'Secondary A' and 'Secondary (undifferentiated)' aquifer deposits follow the line of the waterways and their confluence (EA website). There is thus potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. Wickford Sewage treatment works is located in the north western corner of the Broad Location.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>	+/-?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹³	Recommendations for mitigation and enhancement
Borough is prepared for the impacts of climate change.			
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A132 Runwell Road/Church End Lane, A132/ A132 Runwell Road, A132/A129 London Road and A129 London Road/Nevedon Road (Transport modelling and mitigation evidence 2012).</p> <p>Many local facilities and services, such as those in and around Shotgate are close enough to walk to. Their close proximity to the Broad Location could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 14 (SHLAA dwelling capacity = 433 dwellings)

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a minor negative effect on this objective. The Broad Location is located with the 'Bowers Gifford and North Benfleet Farmlands' landscape character area (LCA3).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the area has a high capacity for development. There are opportunities for residential development on fields north of The Wick Country Park. Development would require landscape mitigation measures to ensure no adverse impacts on the Country Park. There are no opportunities for development further south due to importance of maintaining rural landscape character of the area.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Wick Country Park) as identified in the PPG17 Open Space Assessment (2010) which covers approximately a third of the Location.</p>	<p>--/?</p>	<p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p> <p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>An area-based policy might encourage landscape mitigation measures to ensure no adverse impacts on the quality of the Wick country park.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'North Benfleet and Bowers Gifford' Historic Environment Character Area (HECA 10).</p> <p>This Historic Environment Zone is considered 'Highly Sensitive to Change' and as such is considered to have a significant adverse effect (-/?) on this objective.</p> <p>A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development at</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings</p>

¹⁴ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
	<p>North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains few known archaeological sites, which may reflect a lack of archaeological investigation rather than a known absence of archaeology.</p> <p>Excavations along the eastern boundary of the area in advance of the construction of the new A130 have demonstrated settlement of the area from the Bronze Age onwards (HEC, 2010).</p> <p>The Broad Location contains no listed buildings and none are located within the immediate vicinity of the Broad Location.</p>		and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>The Broad Location is roughly 50% Protected Species Alert Area. In addition 40% of the Broad Location is made up of Wick Country Park, which is a Local Wildlife Site. Home Farm Meadow Local Wildlife Site and BAP Protection Area extend south of the Country Park along the eastern boundary of the Broad Location.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 3.7km to the north east.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
areas of the Borough.			
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a minor positive effect on this objective. The strategic Broad Location has capacity for 433 dwellings which would contribute positively to the overall housing need figure of 16,000 homes.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or	This Broad Location is likely to have a negligible impact on this objective. The majority of the Broad Location lies within an area of the Borough recognised as representative of average deprivation	0	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but</i>

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
work in the Borough.	levels in the Country (40-60%). Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.		<p><i>instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location is likely to have a significant mixed effect on this objective.</p> <p>The Broad Location contains one open space (Wick Country Park) as identified in the PPG17 Open Space Assessment (2010) which covers approximately a third of the Location. It is assumed that this open space will be lost as result of development at this Location. The closest bus stops into Wickford border the Broad Locations north west corner on Salcott Crescent. Footpaths along Salcott Crescent and the neighbouring Mersea Crescent provide additional means of getting into Wickford town centre. There are good public rights of way through the site but they are not connected with adjoining sites and the neighbouring countryside.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would have a minor positive effect. The closest Local Service Centre is Silva Island Way less than 150m walk north of the Broad Location. A large employment site is located less than 200m to the north of the Broad Location on the other side of the railway line. The Wick Community Centre, a doctor's surgery and Abacus Primary school boarder the northern edge of the Broad Location and Oakfield Primary is located approximately 450m to the north west.</p> <p>A number of open spaces are located within easy walking distance of the Location including: Cranfield Park Open Space (570m), Abacus Primary School Playing Fields (adjacent), Speyside Walk Amenity Space (150m), The Oaks Amenity Space (350m), Oakfield Primary School Playing Fields (400m) and Land at Hodgson Way Amenity Space (430m) (although it is recognised the railway separate the Location from the last).</p> <p>Wickford town centre is located approximately 1.5km to the north</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
	<p>west. It contains Wickford Community Centre, Wickford Health Centre and swimming pool, Wickford infant and junior school, grocery stores and many other shops and services. Carosel Gymnastics Club is located 1km to the north of the Broad location. Two secondary schools are 1.5 km from the Broad Location, Beauchamps Secondary School to the north on the other side of the railway line and Bromfords Secondary School to the north west.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). There are also a number of residential and commercial uses located to the north and south of the Location. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>A tributary of the River Crouch, designated as Flood Zone 2, runs along the eastern boundary of the Broad Location. The boundary and the southern tip of the Broad Location are designated as Flood Zone 3a, representing roughly 20% of the Broad location's total area. There is additional potential for surface water flooding</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify</p>

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
	<p>covering approximately 35% of the area.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>		<p>Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location's close proximity to the Silva Island Way Local Service Centre less than 150m to the north, and its sustainable transport links along Salcott Crescent towards Wickford town centre make sustainable transport options convenient alternatives to the car (which could reduce car based emissions). However, there is not a secondary school within 1km of the Broad Location.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>Its close proximity to local services and facilities, such as Silva Island Way Local Service Centre less than 150m to the north and the town centre of Wickford 1.5km to the north west along Salcott Crescent, local primary schools, could contribute to reduced commuter times, reducing traffic congestion and improving air and noise quality (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal). However, there is no secondary school within 1km of the Broad Location.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110,</p>

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
			<p>120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by a tributary of the River Crouch along its eastern edge. There are no aquifer or groundwater vulnerability zones within the broad location (EA website). However, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Two sewage treatment works are a reasonable distance from the Broad location: Wickford Sewage treatment works 1.8km to the north and Basildon Sewage treatment Works 2km to the south west.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF:</p> <p>94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹⁴	Recommendations for mitigation and enhancement
the impacts of climate change.			
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A132 / Cranfield Park Road, A132/A129 London Road and A129 London Road/Nevendon Road (Transport modelling and mitigation evidence 2012).</p> <p>Some local facilities and services, such as those in and around Silva Island Way (less than 150m to the north) are close enough to walk to. Their close proximity to the Broad Location could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal). However, there is not secondary school within 1km of the Broad Location.</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 15 (SHLAA dwelling capacity = 306 dwellings)

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a minor negative effect on this objective. The Broad Location is located within the 'Bowers Gifford and North Benfleet Farmlands' landscape character area (LCA3). The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the area has a medium capacity for development and, as such, there are opportunities for medium scale residential development on land between railway line and Fanton Hall Farm. The development would form a natural extension to the southern edge of Wickford and, with appropriate design and landscape structure planting, could be sufficiently screened from public view and would not compromise sense of separation between Wickford and Thundersley. The remainder of area is unsuitable for development due to the Wick Country Park which covers approximately 10% of the total area of the Broad Location.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i> <i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i> And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Wick Country Park) as identified in the PPG17 Open Space Assessment (2010) which covers approximately 10% of the Location.</p>	<p>--/?</p>	<p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development. Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013). An area-based policy might encourage landscape mitigation measures to ensure no adverse impacts on the quality of the Wick country park.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'North Benfleet and Bowers Gifford' Historic Environment Character Area (HECA 10). This Historic Environment Zone is considered 'Highly Sensitive to Change' and as such is considered to have a significant adverse effect (--/?) on this SA objective. A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains few known archaeological</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i> And the following paragraphs in the NPPF: 61, 55, 126 – 141. Potential development management policies should signpost developers to local designations and listings</p>

¹⁵ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
	<p>sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology. However, one of the find spots is located within the Broad Location.</p> <p>Excavations along the eastern boundary of the area in advance of the construction of the new A130 have demonstrated settlement of the area from the Bronze Age onwards (HEC, 2010).</p> <p>The Broad Location contains no listed buildings and none are located within the immediate vicinity of the Broad Location.</p>		and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a significant negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>The Broad Location is roughly 10% Protected Species Alert Area. In addition 10% of the Broad Location is made up of Wick Country Park, which is a Local Wildlife Site. Home Farm Meadow Local Wildlife Site and BAP Protection Area extends south of the Country Park along the western boundary of the Broad Location.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 3.6km to the north east.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to	This Broad Location is likely to have a minor positive effect on this objective. The strategic Broad Location has capacity for 306	+	The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
live in a decent home and increase affordable provision to help those in most need locally.	<p>dwellings which would contribute positively to the overall housing need figure of 16,000 dwellings.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>		<p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a negligible effect on this objective. The majority of the Broad Location lies within an area of average deprivation levels (40-60%). A small area to the north (immediately south of the railway line) falls within the least deprived 20% of the country (80-100%).</p> <p>Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.</p>	0	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that</i></p>

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
			<p><i>has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>This Broad Location is likely to have a significant mixed effect on this objective.</p> <p>The Broad Location contains one open space (Wick Country Park) as identified in the PPG17 Open Space Assessment (2010) which covers approximately 10% of the Location. It is assumed this open space will be lost as a result of development at this Location. Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive.</p> <p>There are few bus stops close by. Those that are accessible can only be accessed by crossing significant transport routes. To access the bus stops into the centre of Wickford on Hodgson way (400m to the north) residents would have to cross the railway line. To access the bus stops 250m to the south west of the Broad Location on Pound Lane residents must cross the Southend Arterial Road. Both roads have PRow and footpaths that touch the northwest and south west corners of the Broad Location.</p> <p>Wickford town centre is located approximately 2km to the north west. It contains Wickford Community Centre, Wickford Health Centre and swimming pool, Wickford infant and junior school, grocery stores and many other shops and services. The closest Local Service Centre is Silva Island Way, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school, is 500m to the north west of the Broad Location. A large employment site is located less than 100m away at the northern border of the Broad Location on the other side of the railway line. Carosel Gymnastics Club is located 1km to the north of the Broad location. Oakfield Primary is located approximately 1.2km to the north west. Beauchamps Secondary School is 1.4km to the north of the Broad Location on the other side of the railway lines. Amenity space situated at Hodgson Way is located approximately 340m north of Location on the other side of the railway lines.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus,</p>	<p>--/+?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p>

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
	the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.		
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.	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). There are also a number of commercial uses which are located within the centre and to the south of the Location. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>The western boundary of the Broad Location sits within Flood Zone 3a, designated as functional flood plain and Flood Zone 2. However, less than a third of the area is vulnerable to surface water flooding.</p> <p>Two tributaries of the River Crouch run along the eastern and western boundaries of the Broad Location. Both boundaries of the Broad Location are designated as Flood Zone 3a and 2, representing roughly 15% of the Broad location's total area. There is additional potential for surface water flooding covering approximately 20% of the area.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
14. Reduce the local contribution to climate change, by reducing	<p>This Broad Location is likely to have a mixed effect on this objective.</p> <p>The Broad Location is close to the Silva Island Way Local Service Centre 500m to the north west, which has a minor positive effect on</p>	-/+?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
<p>emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>this objective. However there is a limited number of accessible and close bus, footpaths and public rights of way to the town centre and Silva Island Way, reducing the convenience of these centres and limiting the viability of sustainable transport alternatives, which has a minor negative effect on this objective. In addition, there is not a secondary school within 1km of the Broad Location.</p>		<p>improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a mixed effect on this objective. It is reasonably close to the local services and facilities at Silva Island Way Local Service Centre 500m to the north west, which has a minor positive effect on this objective. However there are few sustainable and accessible transport alternatives to this centre and indeed the town centre. In addition, there is not a secondary school within 1km of the Broad Location. Some residents may choose to take advantage of the limited footpaths and bus routes, others may use a car increasing road congestion and reducing air and noise quality, which has a minor negative effect on this objective (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal).</p>	<p>-/+?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning</p>

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
			<p>policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by two tributaries of the River Crouch along its eastern and western edges. There are no aquifer of groundwater vulnerability zones within the broad location (EA website). However, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Two sewage treatment works are a reasonable distance from the Broad location: Wickford Sewage treatment works 1.8km to the north and Basildon Sewage treatment Works 2.2km to the south west.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹⁵	Recommendations for mitigation and enhancement
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.</p>	<p>This Broad Location is likely to have a mixed effect on this objective with an uncertain outcome in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A132 / Cranfield Park Road and A132/A129 London Road (Transport modelling and mitigation evidence 2012).</p> <p>Some local facilities and services, such as those in and around Silva Island Way are close enough to walk to. Their close proximity to the Broad Location could contribute to reduced commuter times and greater use of sustainable transport links, reducing traffic congestion (it is recognised that this is dependent on a range of other factors, hence the uncertainty in the appraisal). However, there is no secondary school within 1km of the Broad Location.</p>	<p>--/+?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford.</p>

Basildon Revised Preferred Options Broad Location No.: 16 (SHLAA dwelling capacity = 750 dwellings)

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located within the 'North Benfleet and Nevendon Settled Claylands' landscape character area (LCA4).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the area has a low capacity for development including residential development due to the high quality and good condition of the landscape, openness to public view from adjoining roads and public footpaths and the role of the Location in contributing to the sense of separation between Basildon and New Thundersley. .</p> <p>Given the proposed capacity of the Location (750 dwellings) and as the Landscape Capacity Study notes there is a low capacity for residential development, a significant adverse score is considered likely. This effect is pre-mitigation.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>An area-based policy might encourage landscape mitigation measures to ensure no adverse impacts on the quality of the Wick country park.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent and significant negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'North Benfleet and Bowers Gifford' Historic Environment Character Area (HECA 10).</p> <p>This Historic Environment Zone is considered 'Highly Sensitive to Change' and as such is considered to have a significant adverse effect on this SA Objective.</p> <p>A large rural landscape on the urban edge, the area contains</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings</p>

¹⁶ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
	<p>scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology (HEC, 2010).</p> <p>There are four Grade II listed buildings within or on the border of the Broad Location: Bradfiled's Farmhouse, Tiffayne's Farmhouse, and a cottage at the junction between Pound Lane and Burnt Mill Road and Horseshoe Cottage.</p>		and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>The Broad Location contains a few small pockets of Protected Species Alert Area around its border (10%). There are no ecological designations within or around the Location.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a	This Broad Location is likely to have a minor positive effect on this objective. The strategic Broad Location has capacity for 750	+	The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic</i>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
decent home and increase affordable provision to help those in most need locally.	<p>dwellings which would contribute positively to the overall housing need figure of 16,000 homes.</p> <p>It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).</p>		<p><i>development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This Broad Location is likely to have a positive impact on this objective. 100% of the Broad Location lies within an area of the Borough recognised as representative of the more deprived land in the Country (20%-40% and 40-60%).</p> <p>Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.</p>	+	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land),</i></p>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
			<p><i>provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive.</p> <p>The closest bus stops into Wickford are along Pound Lane at the eastern border of the broad Location. There are more bus stops in to Basildon between 500 and 700m to the west along Burnt Mills road in to Basildon. Bus stops in to Pitsea town centre run along Rushley (road) between 500m and 700m to the south west of the Broad Location. There are a limited number of public rights of way and footpaths from the Broad Location in to Basildon and Wickford. A footpath runs through the centre of the Broad Location connecting Pound Lane to the east with the western edge of the Broad Location. Another extends south in to the eastern suburbs of Basildon and east into South Benfleet.</p> <p>Being between Wickford and Pitsea there are a limited number local facilities and services within the immediate vicinity of the Broad Location.</p> <p>Pitsea town centre (2km to the south west) is the closest town centre to the Broad Location. Besides the usual food stores and other retail stores, the centre of Pitsea has the following facilities and services within a 200m radius: Northlands Nursery Infant and Junior School, Chalvedon Secondary School, Len Wastell Primary School, Pitsea Junior School, two doctors' surgeries and Pitsea mount community centre.</p> <p>The Broad location sits between two Local Service Centres, Felmore Court 1km to the south west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a doctor's surgery, and Silva Island Way 1.2km to the north, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school. A martial arts academy is located less than 350m to the west of the Broad Location. A large employment site borders</p>	<p>+?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p> <p>There may be scope for adding additional bus stops along the section of Burnt Mills Road that runs along the bottom of the Broad Location.</p> <p>Given the capacity of the Broad Location for development (750 dwellings) it is likely that the prospective developers will be required to integrate some local services and facilities into a masterplan of the site, alleviating some of the burden on the existing facilities and services in the town.</p>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
	<p>the entire western edge of the Broad Location covering roughly the same area of land. The Broad Location is also within easy walking distance of four open spaces including: Rushley Park, land between Camelot Gardens/Fairfax Drive Amenity Space, Land at Rushley/Vermont Close Amenity Space and Land at Lanhams Amenity Space, which could have a minor positive effect on this objective.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The southern and northern boundaries of the Location also contain a number of commercial and residential uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>A tributary of the River Crouch runs along the eastern boundary of the Broad Location and spills in to the north eastern corner. Around a quarter of the area of the Broad Location is Flood Zone 2 and 3a, with 3a representing roughly 20% of the site area. Roughly one third of the Broad Location is at risk of surface</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify</p>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
	<p>water flooding.</p> <p>The Broad Location does not sit within a Critical Drainage Area (CDA).</p>		<p>Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location is not close many local services and facilities. The only local facilities within a reasonable walking distance which could have a minor positive effect on this objective include four open spaces, a martial arts academy less than 350m to the west and a large employment site bordering the entire western edge of the Broad Location. The closest town centre in Pitsea is over 2km to the south west and the closest local centre, Felmore Court, is over 1km to the south west. In addition, there is a limited choice of sustainable transport links to the local centres, with limited provision on Pound Lane to the east and Burnt Mills Road to the south of the Broad Location. Without convenient sustainable public transport routes to local and town centres, new local residents are likely to favour more carbon intensive modes of transport such as the private car, which could have significant negative implications for this objective.</p>	<p>+?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p> <p>There may be scope for adding additional bus stops along the section of Burnt Mills Road that runs along the bottom of the Broad Location and Pound Lane to the east.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location is not close to many local services and facilities. The only local facilities within a reasonable walking distance which could have a minor positive effect on this objective include four open spaces, a martial arts academy less</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core</p>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
	<p>than 350m to the west and a large employment site bordering the entire western edge of the Broad Location. The closest town centre in Pitsea is over 2km to the south west and the closest local centre, Felmore Court, is over 1km to the south west. In addition, there is a limited choice of sustainable transport links to the local centres, with limited provision on Pound Lane to the east and Burnt Mills Road to the south of the Broad Location. Without convenient sustainable public transport routes to local and town centres, new local residents are likely to favour more carbon intensive modes of transport such as the private car, which could have significant negative implications for air and noise pollution within and in the immediate vicinity of the Broad location.</p>		<p>Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by a tributary of the River Crouch along its eastern edge. There are no groundwater vulnerability areas within the broad location; however the north eastern corner of the Broad Location containing flood zones 2 and 3 is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit (EA website). Thus, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Broad Location sits between the Wickford network, the Basildon Network and the South Benfleet Network all of which consist of a combination of gravity combined foul and surface water sewers and pumped rising mains.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Two sewage treatment works are a reasonable distance from the Broad location: Wickford Sewage Treatment Works 3km to the north and Basildon Sewage Treatment Works 1.2km to the west.</p> <p>Review of network models would be required to determine</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>

SA objective	Likely effects	Significance of effect ¹⁶	Recommendations for mitigation and enhancement
	whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).		
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A127 / A132 Nevendon Interchange (Transport modelling and mitigation evidence 2012).</p> <p>In addition, the Broad Location is not in close proximity to many local services and facilities. The only local facilities within a reasonable walking distance which could have a minor positive effect on this objective include four open spaces, a martial arts academy less than 350m to the west and a large employment site bordering the entire western edge of the Broad Location. The closest town centre in Pitsea is over 2km to the south west and the closest local centre, Felmore Court, is over 1km to the south west. In addition, there is a limited choice of sustainable transport links to the local centres, with limited provision on Pound Lane to the east and Burnt Mills Road to the south of the Broad Location. Without convenient sustainable public transport routes to local and town centres, new local residents are likely to favour more carbon intensive modes of transport such as the private car, which could have significant negative implications for road congestion in the immediate vicinity of the Broad Location and towards the centres of Basildon, Pitsea and Wickford.</p>	--/+/?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of Wickford and Pitsea.</p> <p>There may be scope for adding additional bus stops along the section of Burnt Mills Road that runs along the bottom of the Broad Location and Pound Lane to the east.</p>

Basildon Revised Preferred Options Broad Location No.: 17 (SHLAA dwelling capacity = 1,919 dwellings)

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located with the 'North Benfleet and Nevendon Settled Claylands' landscape character area (LCA4).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the northern half of the Broad Location has a medium capacity for development with opportunities for small to medium scale residential development within North Benfleet plotlands and to the north of Little Chalvedon Hall (between Osborne Road and Homestead Road) if proposals incorporate open space and are appropriately screened. However, the southern half of the Broad Location has a low capacity for development and, as such, holds only limited opportunities for small scale infill development between Eversley Road and Ilfracombe Road if appropriate landscape measures are included within the proposals.</p> <p>Due to the proposed capacity of the Location (1,919 dwellings) and recognising the limited opportunities for residential development (particularly in the southern half of the Location), a significant adverse effect is considered likely. This effect is pre-mitigation.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains seven open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Westlake Park, Eversley Road Recreation Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space, Eversley North Playing Field, Eversley Football Ground and Rushley Park.</p>	<p>--/?</p>	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>An area-based policy might encourage landscape mitigation measures to ensure no adverse impacts on the quality of the formal open spaces.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent and negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'North Benfleet and Bowers Gifford' Historic Environment Character Area (HECA 10).</p> <p>This Historic Environment Zone is considered 'Sensitive to Change' and as such the overall (-/?) score is considered appropriate.</p> <p>A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings and the national policies that protect and conserve</p>

¹⁷ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
	<p>archaeological investigation rather than a known absence of archaeology (HEC, 2010).</p> <p>There is one Grade II listed building within the broad location, Tiffayne's Farmhouse. It is however retained within farm buildings in the north east corner of the large Broad Location and is unlikely to be significantly affected by development within the Broad Location.</p>		<p>their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>The Broad Location is roughly one third Protected Species Alert Area.</p> <p>The Location is located approximately 800m north east of Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5 are considered to be in a favourable condition and units 6 and 7 are considered to be in an unfavourable condition but recovering) which includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Priority Habitat.</p> <p>The Broad Location is also located approximately 1.6km north east of Vange and Fobbing Marshes SSSI which contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Priority Habitats. The condition of unit 1 of Vange and Fobbing Marshes SSSI is considered to be unfavourable but recovering and the remaining units (2, 3, 4 and 5) are considered to be in a favourable condition. It is recognised that both SSSIs are separated from the Broad Location by the A13. This physical barrier is likely to reduce the potential for significant adverse indirect effects.</p> <p>The Benfleet and Southend Marshes RAMSAR and SPA European ecological designations are 3.9km to the south east.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	None required.
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	None required.
<p>6. Improve educational</p>	<p>The choice of Broad Location is not expected to have an effect on this</p>	0	None required.

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
attainment and social inclusion, especially in the most deprived areas of the Borough.	objective.		
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a significant positive effect on this objective. The strategic Broad Location has capacity for 1,919 dwellings in the 2013 Strategic Housing Land Availability Assessment and would provide a significant contribution to the overall housing need figure of 16,000 dwellings. It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).	++	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas	This Broad Location is likely to have a positive impact on this objective. Much of the Broad Location lies within an area of the	+	The potential positive or negative effects on this objective could be enhanced or mitigated by the Core

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
<p>where people live or work in the Borough.</p>	<p>Borough recognised as representative of the more deprived land in the Country (0-20% and 20-40%). Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.</p>		<p>Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>This Broad Location is likely to have a mixed effect on this objective with both significant positive and a significant negative effect.</p> <p>The Broad Location contains seven open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Westlake Park, Eversley Road Recreation Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space, Eversley North Playing Field, Eversley Football Ground and Rushley Park. It is assumed that development in these Broad Locations would result in the loss of these open spaces. The Broad Location has access to several bus routes with bus stops in to Wickford at its eastern edge along Pound Lane, bus stops in to Pitsea and South Benfleet along its southern boundary along London Road and stops in to Pitsea to the west along Lanhams, Tyefields, Burnt Mills Road, Crest Avenue and Halstow Way.</p> <p>There are a limited number of public rights of way and footpaths from the Broad Location in to Pitsea. One footpath runs the length of the Broad Location connecting Burnt Mills Road at its northern boundary with London Road at its Southern boundary.</p> <p>Putting more housing and therefore District residents in close proximity to existing local services and facilities would be positive. Two primary schools and, a leisure centre and a community centre boarder the Broad Location, St Margaret Church of England Primary School at its southern boundary and Eversley Primary School, Eversley leisure centre and the Crown Community Centre at its western boundary. Trenham Avenue Meeting Hall 150m to west.</p> <p>Pitsea town centre, 650m to the south west, contains a wide array of retail stores and the following other facilities and services within a 200m radius: Northlands Nursery Infant and Junior School, Chalvedon</p>	<p>++/--?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i> And the following paragraphs in the NPPF: 21, 28, 42, 55, 70, Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions. Given the scale of the development (1,919 dwellings) earmarked for the Broad Location it is likely that the prospective developers will be required to integrate some local services and facilities into a masterplan of the site, alleviating some of the burden on the existing facilities and services in the town.</p>

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
	<p>Secondary School, Len Wastell Primary School, Pitsea Junior School, two doctors surgeries and Pitsea mount community centre.</p> <p>The Broad location is in close proximity to two Local Service Centres, Felmore Court 600m to the west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a doctor's surgery, and Rectory Road 450m to the west, 600m to the south of Felmore Court.</p> <p>The Location is also within easy walking distance of: Bowers Gifford Allotments, Bearstead Drive Amenity Space, Land at Tyefield/Trenham Avenue Amenity Space, Land at Great Chalvendon Hall Amenity Space, Land at Cobden Walk Amenity Space, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Gardens/Fairfax Drive Amenity Space, St. Gabriels Church Recreation Ground, Howard Park, St. Margaret's CofE Primary School Playing Fields and Land Adjacent to Rectory Road Amenity Space. Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The majority of the Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The Location also contains a significant amount of plotland development which includes residential and commercial uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>A tributary of the River Crouch runs along the eastern boundary of the</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a</i></p>

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
commercial property and the natural environment flood events can bring.	<p>Broad Location and spills in to the north eastern corner. Around a fifth of the area of the Broad Location is Flood Zone 2 and 3a. Roughly one third of the Broad Location is at risk of surface water flooding.</p> <p>The Broad Location sits within Critical Drainage Area (CDA) BAS 16 (Bowers Gifford) with a small portion of the site containing a potential surface water hotspot.</p>		<p><i>changing climate, taking full account of flood risk...</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location is close to two local centres, Felmore Court 600m to the west and Rectory Road 450m to the west. Pitsea town centre is 650m to the south west. In addition, the Broad Location has access to several bus routes with bus stops in to Wickford at its eastern edge along Pound Lane, bus stops in to Pitsea and South Benfleet along its southern boundary along London Road and stops in to Pitsea to the west along Lanhams, Tyefields, Burnt Mills Road, Crest Avenue and Halstow Way. These convenient sustainable public transport routes to local and town centres would provide new local residents with alternative to the car, which could have a positive impact on this objective.</p>	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location is close to many local services and facilities, namely two local centres, Felmore Court 600m to the west and Rectory Road 450m to the west. Pitsea town centre is 650m to the south west. In addition, the Broad Location has access to several bus routes with bus stops in to Wickford at its eastern edge along Pound</p>	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this</p>

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
	<p>Lane, bus stops in to Pitsea and South Benfleet along its southern boundary along London Road and stops in to Pitsea to the west along Lanhams, Tyefields, Burnt Mills Road, Crest Avenue and Halstow Way. These convenient sustainable public transport routes to local and town centres would provide new local residents with alternative to the car, which could have a positive impact on reducing air and noise pollution from private car use.</p>		<p>objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by a tributary of the River Crouch along its eastern edge. There are no groundwater vulnerability areas within the broad location; however the eastern edge of the Broad Location containing flood zones 2 and 3 is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit (EA website). Thus, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Broad Location sits between the Pitsea network, the Basildon Network and the South Benfleet Network all of which consist of a combination of gravity combined foul and surface water sewers and pumped rising mains.</p> <p>There is currently volumic capacity within the waste water treatment works. The network drains principally by gravity to a terminal transfer pumping station close to the Pitsea works (SE Water Cycle Study). Two sewage treatment works are a reasonable distance from the Broad location: Pitsea Sewage Treatment Works 1.6km to the south west and Basildon Sewage Treatment Works 1km to the north west.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems</p>

SA objective	Likely effects	Significance of effect ¹⁷	Recommendations for mitigation and enhancement
	determine the impact on the network in terms of flooding and overflow events (SE Water Cycle Study).		(SuDS).
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective with some uncertainty in the long term. In the short term, development within the Broad Location is likely to increase the number of heavy goods vehicles on the roads, contributing to increased congestion. Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include the A127 / A132 Nevendon Interchange (Transport modelling and mitigation evidence 2012).</p> <p>However, the Broad Location is close to many local services and facilities, namely two local centres, Felmore Court 600m to the west and Rectory Road 450m to the west. Pitsea town centre is 650m to the south west. In addition, the Broad Location has access to several bus routes with bus stops in to Wickford at its eastern edge along Pound Lane, bus stops in to Pitsea and South Benfleet along its southern boundary along London Road and stops in to Pitsea to the west along Lanhams, Tyefields, Burnt Mills Road, Crest Avenue and Halstow Way. These convenient sustainable public transport routes to local and town centres would provide new local residents with alternative to the car, which could have a positive impact on reducing air and noise pollution from private car use and therefore congestion.</p>	--/+ +?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of South Benfleet and Pitsea.</p>

Basildon Revised Preferred Options Broad Location No.: 18 (SHLAA dwelling capacity = 2,326 dwellings)

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The Broad Location is located with the 'Bowers Gifford and North Benfleet Farmlands' landscape character area (LCA3).</p> <p>The Landscape Character and Green Belt Landscape Capacity Study (LCA, 2013) states that the western half of the Broad Location has a medium capacity for development with opportunities for a narrow belt of small scale low density residential development adjacent to Pound Lane (between Clifton Road and Cat Tree Lane). However, the remainder of the western half of the Broad Location is deemed unsuitable for development due to the significance of the land as a strategic green corridor between Thundersley, Basildon and Wickford and the importance of its historic setting, namely All Saint's Church and Hall. The eastern half of the Broad Location has no/very low capacity for development with no opportunities for residential development due to the significance of area as a strategic green corridor between Thundersley, Basildon and Wickford and its openness and historic setting.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Development Management policies should ensure open space is provided as part of major residential developments, which could include incorporating existing formal open spaces into the design of the development.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (All Saint's Churchyard) as identified in the PPG17 Open Space Assessment (2010) which covers a small proportion of the Location.</p>	<p>--/?</p>	<p>Area-based policies should have regard for the Broad Location's qualities outlined in Landscape Character Assessment and Sensitivity Study (2013).</p> <p>An area-based policy might encourage landscape mitigation measures to ensure no adverse impacts on the quality of the open space.</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have a permanent and significant negative impact on the historical and archaeological heritage of the area, which will be physically and visually disturbed by new development. The Broad Location sits within the 'North Benfleet and Bowers Gifford' Historic Environment Character Area (HECA 10).</p> <p>This Historic Environment Zone is considered 'Highly Sensitive to Change' and as such is considered to have a significant adverse effect (--/?) on this SA objective.</p> <p>A large rural landscape on the urban edge, the area contains</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Potential development management policies should signpost developers to local designations and listings</p>

¹⁸ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
	<p>scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology (HEC, 2010).</p> <p>There are four Grade II listed buildings within or bordering the Broad Location: Saddlers' Hall Farmhouse at the south end of the Broad Location; the Grade II* listed Church of All Saints; the cottage at the junction between Burnt Mills Road and Pound Lane and Horseshoe Cottage to the north.</p>		<p>and the national policies that protect and conserve their setting. Further to this, local policies should require the appropriate recording of potential archaeological assets to mitigate the minor negative impact of development within the Broad Location.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have a minor negative impact against this objective, with the potential for significant but temporary impacts tied to the construction phases of development and long-term cumulative effects associated with an increase in population and local recreation within the Broad Location and its immediate vicinity.</p> <p>The Broad Location is roughly 15% Protected Species Alert Area and is located approximately 1.7km north east of Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5 are considered to be in a favourable condition and units 6 and 7 are considered to be in an unfavourable condition but recovering) which includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Priority Habitat. It is recognised that the A13 lies between the Broad Location and the SSSI designation.</p> <p>The Benfleet and Southend Marshes RAMSAR and SPA European ecological designations are 3.5km to the south east.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Area-based policies within the proximity of the Broad Location could require land to be set aside for environmental enhancements designed to offset and mitigate the negative impacts associated with increases in residents and resident recreation in the vicinity of the ecological designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>6. Improve educational attainment and social</p>	<p>The choice of Broad Location is not expected to have an effect on</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
inclusion, especially in the most deprived areas of the Borough.	this objective.		
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a significant positive effect on this objective. The strategic Broad Location has capacity for 2,326 dwellings in the 2013 Strategic Housing Land Availability Assessment and would contribute significantly to the overall housing need figure of 16,000 dwellings. It is noted from the SHLAA that there may be scope for further housing development within this broad location (which explains why the site is being considered as a potential strategic site for development).	++	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Development Management policies should set out specific number targets and thresholds for affordable homes required per development as well as what Code for Sustainable Home and Lifetime Homes standards should be achieved.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the	This Broad Location is likely to have a positive impact on this objective. The majority of the Broad Location lies within an area of the Borough recognised as representative of the more	+	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but</i></p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
Borough.	deprived land in the Country (20%-40%). Most of the Broad Location is greenfield land without development and with limited potential for regeneration and renewal.		<p><i>instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>At the local level, strategic planning policy should ensure that the areas of significant deprivation benefit the most, through the regeneration and renewal and housing and community site allocations.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location is likely to have a significant mixed effect on this objective. The Broad Location contains one open space (All Saint's Churchyard) as identified in the PPG17 Open Space Assessment (2010) which covers a small proportion of the Location. It is assumed that this open space will be lost as a result of development at this Location. The Broad Location has access to several bus routes along Pound Lane to the west and London Road to the south.</p> <p>Public rights of way and footpaths connect the Broad Location at several points along its western edge to Pound Lane. One footpath links the Broad Location to Thundersly and South Benfleet. However, new residents would have to cross A130, which could act as a significant barrier to accessing local services and facilities in these areas from the Broad Location.</p> <p>There are a lack of facilities and services in close proximity to the Broad location. The closest facility to the Broad Location and the only one which could have a minor positive effect on this objective is St Margaret Church of England Primary School which is 700m to the south west. Everything else is over 1km away. Eversely Leisure Centre is 1km to the west.</p> <p>Pitsea town centre is 2km to the west. It contains a wide array of retail stores and the following other facilities and services within a 200m radius: Northlands Nursery Infant and Junior School, Chalvedon Secondary School, Len Wastell Primary School, Pitsea Junior School, two doctors surgeries and Pitsea mount community centre.</p> <p>The closest Local Service Centres are Felmore Court 1.6km to the west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a</p>	--/+?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further local strategic or area based policies on local services and facilities could ensure that new development contributes to the improved accessibility and diversity of local services and facilities, either via S106 agreements or CIL contributions.</p> <p>Given the scale of the capacity for development (2,326 dwellings) at the Broad Location it is likely that the prospective developers will be required to integrate some local services and facilities into a masterplan of the site, alleviating some of the burden on the existing facilities and services in the town.</p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
	<p>doctor's surgery, Rectory Road 1.6km to the west and Silva Island Way 1.2km to the north, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school. A large employment site is located 900m to the west.</p> <p>Capacity figures suggest that on a Borough wide basis there are enough surplus places within schools in the Borough to accommodate new pupils, arising from new development or new people moving into the area. However, it is recognised that surplus and deficit numbers vary school-to-school and town by town. Thus, the significance of any negative effects (such as limited school places and long surgery waiting times) brought about by development on the Broad Location cannot be predicted with any certainty.</p>		
<p>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.</p>	<p>The Broad Location is likely to have minor negative effects on this objective given that the land sits within Green Belt.</p> <p>The Broad Location is located in Grade 3 Agricultural land, which will be lost if developed upon (it is not possible to distinguish between Grades 3a and 3b land). The southern, western and northern boundaries of the Location also contain a number of commercial and residential uses. Overall, development at this Location will not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>A sustainable design and construction policy should outline the waste hierarchy to ensure that where possible materials are re-used before being recycled or sustainably disposed of.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect against this objective. There is a degree of uncertainty as mitigation could be applied.</p> <p>Tributaries of the River Crouch run along the western and eastern boundaries of the Broad Location and spill into the more central parts of the northern half. A small area of the Broad Location is Flood Zone 2 and 3a and a larger area is at risk of surface water flooding.</p> <p>The Broad Location sits within Critical Drainage Area (CDA) BAS 16 (Bowers Gifford) with a small portion of the site containing a</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Development management policies could specify Sustainable Urban Drainage (SUDs) measures and techniques. The requirement for greenfield surface</p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
	potential surface water hotspot.		<p>water drainage levels could also be specified.</p> <p>Development sites within this Broad Location should be targeted to the areas of lowest flood risk (i.e. flood zone 1).</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor negative effect on this objective.</p> <p>The Broad Location is not close to the vast majority of essential local services and facilities. Pitsea town centre is 2km to the west. The closest Local Service Centres are Felmore Court 1.6km to the west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a doctor's surgery, Rectory Road 1.6km to the west and Silva Island Way 1.2km to the north, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school. A large employment site is located 900m to the west.</p> <p>The majority of new residents are likely to use carbon intensive modes of transport to cover the distances required to access such services resulting in a significant negative effect on this objective.</p>	-?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example Code for Sustainable Homes Level 4 and 5 and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor negative effect on this objective.</p> <p>The Broad Location is not close to the vast majority of essential local services and facilities. The closest facility to the Broad Location and the only one which could have a minor positive effect on this objective is St Margaret Church of England Primary School which is 700m to the south west. Everything else is over 1km away. Pitsea town centre is 2km to the west. The closest Local Service Centres are Felmore Court 1.6km to the west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a doctor's surgery, Rectory Road 1.6km to the west and Silva</p>	-?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
	<p>Island Way 1.2km to the north, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school. A large employment site is located 900m to the west.</p> <p>The majority of new residents are likely to use carbon intensive modes of transport to cover the distances required to access such services resulting in more noise and air pollution.</p>		<p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to encourage development to go beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p> <p>An area-based policy might require improvements to public transport links into the town, increasing the availability and choice of sustainable transport alternatives.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have a mixed effect on this SA objective.</p> <p>The Broad Location is bordered by two tributaries of the River Crouch on its eastern and western edges. There are no groundwater vulnerability zones within the broad location; however roughly 30% of the Broad Location is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit (EA website). Thus, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Broad Location sits between the Pitsea network, the Basildon Network and the South Benfleet Network all of which consist of a combination of gravity combined foul and surface water sewers and pumped rising mains.</p> <p>There is currently volumic capacity within the waste water treatment works. The network drains principally by gravity to a terminal transfer pumping station close to the Pitsea works (SE Water Cycle Study). Three sewage treatment works are a reasonable distance from the Broad location: Pitsea Sewage Treatment Works 2.6km to the south west and Basildon Sewage Treatment Works 2.2km to the west and Benfleet Sewage Treatment Works 2.2km to the south.</p> <p>Review of network models would be required to determine whether the surrounding infrastructure has capacity to take additional flows from housing development without upgrades being required, and to determine the impact on the network in</p>	<p>+/-?</p>	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>

SA objective	Likely effects	Significance of effect ¹⁸	Recommendations for mitigation and enhancement
	terms of flooding and overflow events (SE Water Cycle Study).		
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant negative effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include the A127 / A132 Nevendon Interchange (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location is not close to the vast majority of essential local services and facilities. Pitsea town centre is 2km to the west. The closest Local Service Centres are Felmore Court 1.6km to the west, which contains Malyons Place Community Centre, Felmore Primary School and Briscoe Nursery and Primary School and a doctor's surgery, Rectory Road 1.6km to the west and Silva Island Way 1.2km to the north, which contains the Wick Community Centre, a doctor's surgery and Abacus Primary school. A large employment site is located 900m to the west.</p> <p>The majority of new residents are likely to use carbon intensive modes of transport to cover the distances required to access such services resulting in more congestion on the main route ways and junctions in to Pitsea and South Benfleet and resulting in a significant negative effect on this objective.</p>	--/?	<p>The potential positive or negative effects on this objective could be enhanced or mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Area-based local planning policies could require additional sustainable transport measures in the Broad Location. Alternatively, specific S106 agreements and CIL contributions could be secured to improve capacity of the key route ways and junctions into and out of South Benfleet and Pitsea.</p>

Basildon Revised Preferred Options Broad Location No.: 19 (SHLAA dwelling capacity = 620 dwellings)

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Langdon Hills Landscape Character Area (LCA 14). The Broad Location, which has the same boundary as Area 59 of the Landscape Character and Green Belt Landscape Capacity Study is described as a wooded ridge south of Basildon's urban fringe. The Location is elevated and represents the easterly extent of Langdon Hills. Basildon Golf Course occupies the majority of the area on the highest ground with the remaining space comprising of Vange Hill Nature Reserve, school playing fields, and five grazed pastures. Existing development onsite include, Tompkins Farm, Vange Nursery and Primary School, former Basildon Zoo and a Homebase store. The Location is surrounded by residential properties to the north, east and south. The Broad Location is considered to have no/very low capacity for development and, as such, holds no opportunities for development due to the elevated position and importance of the prominent wooded ridge within the skyline. The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 49, 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains four open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include: Basildon Golf Course, Vange Hill Local Nature Reserve, Vange Hill Drive Open Space and Vange Hill Primary School Playing Fields.</p>	<p>--/?</p>	<p>Development Management policies should ensure open space is provided as part of major residential developments.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the 'Westley Heights to the Vange Area Historic Environment Characterisation Area' (HECA 11) which has a number of rounded sand and gravel hills and ridges. There is a strong surviving patchwork of pasture fields and there is evidence of prehistoric, medieval and post medieval sites. There are no archaeological find areas within the Location; however, there are three medieval sites or find-spots.</p> <p>This Historic Environment Zone (sub-area 11.2) is considered to be 'Highly Sensitive to Change' and as such there is potential for</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 49, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the</p>

¹⁹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
	<p>significant adverse effects on this SA objective.</p> <p>Three listed buildings are located within close proximity (110m south, 130m south and 390m west respectively) of the Location and one Scheduled Monument (525m north). Noak Bridge Conservation Area is located approximately 2.9km to the north of the Location.</p> <p>This Broad Location could therefore have permanent indirect effects on Basildon's cultural heritage assets. Although the Location is not located within an archaeological find area, the location of the Broad Location on an existing Medieval site/find-spot and the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location. Loss of any archaeological assets would be permanent.</p>		<p>following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the surrounding listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. This Location is located in 12 Protected Species Alert Areas and Vange Hill Nature Reserve and Tompkins Farm Local Wildlife Site, both of which contain Lowland Meadows UK BAP Habitat. Nether Mayne Verges Local Wildlife Site is also within this Broad Location.</p> <p>The Location is located within 1km of two SSSIs: Basildon Meadows (designation contains Lowland Meadows UK BAP Habitat) approximately 60m west and Vange and Fobbing Marshes (designation contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Habitats) approximately 600m south west, although it is recognised the A176 and A13 separate the Location from the SSSIs limiting the potential for significant adverse impacts. The condition of the Basildon Meadows SSSI units 1, 2 and 3 are considered favourable and the condition of unit 1 of Vange and Fobbing Marshes SSSI is considered to be unfavourable but recovering with the remaining units (2, 3, 4 and 5) considered favourable. Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5 are considered to be in a favourable condition and units 6 and 7 are considered to be in an unfavourable condition but recovering) (designation includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Habitat) is located approximately 1.6km south of the Location.</p> <p>Also within 100m of the Location are two local wildlife sites including: All Saints Grassland (designation contains Lowland Meadows UK BAP Habitat), and Nether Mayne Verges.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
	It is therefore considered there are potential direct impacts on designations and alert areas located within the Location and indirect impacts on the designations and alert areas around the Location through disturbance and increased visitor pressure which could occur if the Broad Location is developed for housing.		
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a minor positive effect on this objective. The eastern and southern areas of this Broad Location are identified in the 2013 SHLAA and the proposed 620 dwellings would contribute positively to the overall housing need figure of 16,000 dwellings.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
			<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the eastern half of this Broad Location is located within areas identified as being most deprived (0-20%) and reasonably deprived (20-40% whilst the western half is less deprived (60-80%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>This Broad Location is likely to have an uncertain significant mixed effect on this objective.</p> <p>The Broad Location contains four open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a third of the Location. The open spaces include: Basildon Golf Course, Vange Hill Local Nature Reserve, Vange Hill Drive Open Space and Vange Hill Primary School Playing Fields. It is assumed that all these open spaces will be lost as a result of development at this Location. The Location is within easy walking distance of 15 open spaces including: Goldings Crescent/Moss Close Amenity Space, All Saint's Churchyard, Land at Ryedene Amenity Space, Polsteads/London Road Amenity Space, Hollands Walk Sound Barrier Amenity Space, Clay Hill Lane Amenity Space, Kent View Road Recreation Ground, Bardfield Primary School Playing Fields, Cherry Tree Primary School Playing Fields, Swan Mead Amenity Space, Kingswood Open Space, Kingswood Primary School Playing Fields, Woodlands School Playing Fields, Basildon College Playing Fields and Land at Nethermayne/Basildon College Amenity Space. The Broad Location is also located within easy walking distance of Kingswood Medical Centre, Southview Park Surgery, Clayhill Medical Practice, Kingswood Infant and Junior School, Ryedene CP School, Bardfield Primary School, Cherry Tree Primary School, Southview Park Local Centre, Riverview Centre Local Centre, Clay Hill Road Local Centre, Swan Mead Local Centre, Bull Parade Local Centre and two indoor leisure facilities including Kingswood Club (immediately adjacent) and Woodlands School. The Broad Location is not within easy walking distance of a secondary school (nearest is Woodlands Comprehensive School, 690m north) or a town centre (nearest is Basildon Town Centre, 680m north). It is also uncertain if the aforementioned schools have capacity for additional pupils. However, five PRoW (124, 126, 131, 132 and 184) are located within the Location and an additional five (133, 134, 136, 177 and 268) are located within easy walking distance. 40 bus stops are also located within easy walking distance of the Location (although it is recognised six of these are on or south of the A13). It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>	<p>++/--?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site (within easy walking distance) through S106 agreements or the Community Infrastructure Levy.</p>
<p>12. Improve efficiency of land use, through the re-use of previously developed land</p>	<p>The Broad Location is likely to have a permanent minor negative effect on this objective. The majority of the Location is defined as grade 3 agricultural land (it is not possible to distinguish</p>	<p>-</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>"encourage the effective use of land by reusing land that</i></p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
<p>and existing buildings, including the re-use of materials from previous buildings.</p>	<p>between grades 3a and 3b). The Broad Location is also predominantly greenfield (there is existing development within the Location which includes a primary school, former Basildon Zoo and buildings associated with the Basildon Golf Course and Vange Hill Nature Reserve) and will therefore not be as efficient as the use of brownfield land.</p>		<p><i>has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community gardens to secure land for food production on the areas of highest quality agricultural land.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones; however, approximately two thirds of the Broad Location is within a Critical Drainage Area. There are two linear pockets of land within the southern corner of the Location which are susceptible to surface water flooding.</p> <p>The effect is uncertain as mitigation could be applied.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
			to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location is located within Vange Hill Drive Open Space, Basildon Golf Course, Vange Hill Nature Reserve and Vange Primary School. The Location is within easy walking distance of 15 open spaces including: Goldings Crescent/Moss Close Amenity Space, All Saint's Churchyard, Land at Ryedene Amenity Space, Polsteads/London Road Amenity Space, Hollands Walk Sound Barrier Amenity Space, Clay Hill Lane Amenity Space, Kent View Road Recreation Ground, Bardfield Primary School Playing Fields, Cherry Tree Primary School Playing Fields, Swan Mead Amenity Space, Kingswood Open Space, Kingswood Primary School Playing Fields, Woodlands School Playing Fields, Basildon College Playing Fields and Land at Nethermayne/Basildon College Amenity Space. The Broad Location is also located within easy walking distance of Kingswood Medical Centre, Southview Park Surgery, Clayhill Medical Practice, Kingswood Infant and Junior School, Ryedene CP School, Bardfield Primary School, Cherry Tree Primary School, Southview Park Local Centre, Riverview Centre Local Centre, Clay Hill Road Local Centre, Swan Mead Local Centre and Bull Parade Local Centre and two indoor leisure facilities including Kingswood Club (immediately adjacent) and Woodlands School. The Broad Location is not within easy walking distance of a secondary school (nearest is Woodlands Comprehensive School, 690m north) or a town centre (nearest is Basildon Town Centre, 680m north). It is also uncertain if the aforementioned schools have capacity for additional pupils. However, five PRoW (124, 126, 131, 132 and 184) are located within the Location and an additional five (133, 134, 136, 177 and 268) are located within easy walking distance. 40 bus stops are also located within easy walking distance of the Location (although it is recognised six of these are on or south of the A13). It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
15. Reduce air, land and noise pollution and improve their respective quality through	This Broad Location is likely to have a significant positive effect on this objective. As already described, the Location is well located in respect of existing services and facilities, which should	++/?	Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
direct action or mitigation measures.	reduce the need to travel by car (hence minimising transport emissions).		<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The Broad Location is not located within close proximity of a main river (nearest is Merricks Farm Ditch, 430m south). However, the Location is located as a Secondary A Bedrock Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 1.7km to the east of Pitsea Sewage Treatment Works and is within Area 22 of the South Essex Water Cycle Study (2011) which confirms there is little existing sewage infrastructure within the area. The existing network drains principally by gravity to a terminal transfer pumping station close to the Pitsea works. Model runs will be required to determine the capacity of the network to take additional flows from this Broad Location.</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF:</p> <p>94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
			<p>SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.</p>	<p>This Broad Location is likely to have an uncertain significant mixed effect on this objective. Key roads and junctions which may service the Broad Location and therefore vulnerable to congestion at peak time include the 6-arm roundabout on the A176 connecting to Basildon University Hospital, north west of the Location and the 5-arm roundabout on the A176 Nether Mayne connecting to London Road, A13, High Road (northern) and 4-arm roundabout on the A176 Nether Mayne connecting to London Road, A13, High Road (southern), south east of the Location. Moreover, it is considered that the A13 westbound off-slip at the Five Bells Interchange would reach and operate over-capacity by 2031, leading to increased likelihood of lengthy queuing (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is located within Vange Hill Drive Open Space, Basildon Golf Course, Vange Hill Nature Reserve and Vange Primary School. The Location is within easy walking distance of 15 open spaces including: Goldings Crescent/Moss Close Amenity Space, All Saint's Churchyard, Land at Ryedene Amenity Space, Polsteads/London Road Amenity Space, Hollands Walk Sound Barrier Amenity Space, Clay Hill Lane Amenity Space, Kent View Road Recreation Ground, Bardfield Primary School Playing Fields, Cherry Tree Primary School Playing Fields, Swan Mead Amenity Space, Kingswood Open Space, Kingswood Primary School Playing Fields, Woodlands School Playing Fields, Basildon College Playing Fields and Land at Nethermayne/Basildon College Amenity Space. The Broad</p>	<p>++/--?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

SA objective	Likely effects	Significance of effect ¹⁹	Recommendations for mitigation and enhancement
	<p>Location is also located within easy walking distance of Kingswood Medical Centre, Southview Park Surgery, Clayhill Medical Practice, Kingswood Infant and Junior School, Ryedene CP School, Bardfield Primary School, Cherry Tree Primary School, Southview Park Local Centre, Riverview Centre Local Centre, Clay Hill Road Local Centre, Swan Mead Local Centre and Bull Parade Local Centre and two indoor leisure facilities including Kingswood Club (immediately adjacent) and Woodlands School. The Broad Location is not within easy walking distance of a secondary school (nearest is Woodlands Comprehensive School, 690m north) or a town centre (nearest is Basildon Town Centre, 680m north). It is also uncertain if the aforementioned schools have capacity for additional pupils. However, five PRoW (124, 126, 131, 132 and 184) are located within the Location and an additional five (133, 134, 136, 177 and 268) are located within easy walking distance. 40 bus stops are also located within easy walking distance of the Location (although it is recognised six of these are on or south of the A13). It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		

Basildon Revised Preferred Options Broad Location No.: 20 (SHLAA dwelling capacity = 305 dwellings)

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Dunton Settled Claylands Landscape Character Area (LCA 13).</p> <p>The Broad Location, which has the same boundary as Area 66 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of gently sloping farmland to the west of Laindon/Basildon. Land use is predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, tree lines and post and wire fencing. There are areas of semi-mature woodland to the south west of the Location and adjacent to the Laindon West neighbourhood and pockets of young woodland.</p> <p>Existing development comprises the Dunton Park Residential Caravan Park (southern part of the Location), sporadic roadside residential properties and agricultural barns. Field boundaries are in decline resulting in the Location looking in poor condition.</p> <p>The Broad Location is considered to have low capacity to accommodate development and is considered, specifically, to hold limited opportunities for residential development due to the largely commercial development east of the B148 and the B1036 forming a barrier to the existing residential development in Basildon. The two fields between the B1036 and B148 are relatively contained and could provide residential development towards the caravan park.</p> <p>However, as the area is in relative decline, strategic development of this Location and Broad Location 20 could create scope for improvement as part of a western extension (LCA, 2013).</p> <p>Due to the proposed capacity of this Location (305 dwellings) and as it is considered to offer limited opportunities for residential development a significant adverse effect is possible. This effect is pre-mitigation.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>1. Conserving and enhancing the diverse natural and</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains</p>	<p>--/?</p>	

²⁰ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
urban landscape, countryside and green spaces, of Basildon Borough.	one open space (Land adjacent to West Mayne and Madeville Way Green Space) as identified in the PPG17 Open Space Assessment (2010) which covers a small proportion of the Location on its eastern edge.		
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the 'Langdon Hills and West of Laindon Historic Environment Characterisation Area' (HECA 8) which retains historical features including the Area's fieldscape which is considered to date back to the medieval period or earlier.</p> <p>This Historic Environment Zone is considered to be 'Sensitive to Change' and as such is considered to have an overall minor adverse effect (-/?) on this SA objective.</p> <p>Two listed buildings are located within close proximity to the Location (approximately 300m and 480m respectively). Little Burstead Conservation Area is located approximately 2.3km to the north east of the Broad Location. There are no archaeological find areas located within the Location. This Broad Location could therefore have permanent indirect effects on Basildon's cultural heritage assets.</p> <p>Although the Location is not located within an archaeological find area, the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location. Loss of any archaeological assets would be permanent</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the surrounding listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. This Location is located within 15 Protected Species Alert Areas and within 100m of Southfields Washland Local Wildlife Site (designation contains Open Mosaic Habitats on Previously Developed Land UK BAP Habitat) and Langdon Complex Local Wildlife Site (designation contains Lowland Mixed Deciduous Woodland UK BAP Habitat and ancient woodland), although it is recognised the Location is separated from the latter by the railway to the south.</p> <p>There is potential for indirect negative impacts on the designated sites and alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for housing.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>This Broad Location is likely to have a minor positive effect on this objective. The majority of this Broad Location is identified in the 2013 SHLAA and the capacity for 305 dwellings would contribute positively to the overall housing need figure of 16,000.</p> <p>It is noted that Dunton Park Residential Caravan Park is located to the south of the Location. It is assumed that this would be retained as part of any development in this Broad Location.</p>	+	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential</p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
			development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern. An area based policy should safeguard Dunton Park Residential Caravan Park from redevelopment.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within an area identified as being deprived (20-40%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.	+	The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i> <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i> And the following paragraphs in the NPPF: 21, 161. Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective: Strategic policies should seek to ensure all development renews and enhances where people live or work.
11. Improve accessibility to and enhance local services and facilities.	This Broad Location is likely to have an uncertain significant mixed effect on this objective. The Broad Location contains one open space (Land adjacent to West Mayne and Madeville Way Green Space) as identified in the PPG17 Open Space Assessment	+/--?	The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve</i>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
	<p>(2010) which covers a small proportion of the Location on its eastern edge. It is assumed this open space will be lost a result of development at this Location.</p> <p>The Location is within easy walking distance of five additional open spaces including: Langdon Hills Nature Reserve, Presidents Court Open Space, Great Berry Open Space, Land at Coopersales Amenity Space and Land Adjacent to Madeville Way (South West/South/South East Side) Amenity Space. The Location is also within easy walking distance of South Essex Partnership NHS Trust, Hoover Drive Doctors Surgery and Presidents Court Local Centre. The Location is not within easy walking distance of a primary school (nearest is Great Berry Primary School, 830m south east), secondary school (nearest is The James Hornsby High School, 2.2km east), indoor leisure facility (nearest is Laindon Community Centre, 1.4km east) or a town centre (nearest is Laindon Town Centre, 1.4km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>Two PRoW (110 and 111) are located within the Location and additional 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance.</p> <p>There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p><i>health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site (within easy walking distance) through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>The Broad Location is likely to have a permanent minor negative effect on this objective. The majority of the Location is defined as grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b).</p> <p>The Broad Location is also predominantly greenfield (there is existing development within the Location which includes residential properties, agricultural buildings and Dunton Park Residential Caravan Park) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
			Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones; however, approximately two thirds of the Location is within a Critical Drainage Area. The northern part of the Location is also with a Potential Surface Water Flooding Hotspot. Small pockets within the southern part of the location are also susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Location is contains one open space (Land adjacent to West Mayne and Madeville Way Green Space) and is within easy walking distance of five additional open spaces including: Langdon Hills Nature Reserve, Presidents Court Open Space, Great Berry Open Space, Land at Coopersales Amenity Space and Land Adjacent to Madeville Way (South West/South/South East Side) Amenity Space. The Location is also within easy walking distance of South Essex Partnership NHS Trust, Hoover Drive Doctors Surgery and Presidents Court Local Centre. The Location is not within easy walking distance of a primary school (nearest is Great Berry Primary School, 830m south east), secondary school (nearest is The James Hornsby High School, 2.2km east), indoor leisure facility (nearest is Laidon</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
	<p>Community Centre, 1.4km east) or a town centre (nearest is Laindon Town Centre, 1.4km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, two PRoW (110 and 111) are located within the Location and additional 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance. There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p> <p>It is also uncertain as to whether renewable energy would be provided at this Broad Location.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The nearest main river to the Location is the Dunton Brook approximately 330m to the north east. The Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 5.7km to the south west of Billericay Sewage Treatments Works and is within Area 24 of the South Essex Water Cycle Study (2011) which confirms there is little existing sewage infrastructure in the area. New sewers could connect to the existing infrastructure along the northern and eastern boundary of the area. Pumping stations which serve Area 24 are likely to need upgrading in the event of receiving additional flows from development at this Broad Location.</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable</p>	<p>This Broad Location is likely to have an uncertain significant mixed effect on this objective. Key roads and junctions which may service the Broad Location and therefore vulnerable to congestion at peak time include the 3-arm junction on the B148 West Mayne connecting to Lower Dunton Road, the 4-arm</p>	<p>+/--?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling,</i></p>

SA objective	Likely effects	Significance of effect ²⁰	Recommendations for mitigation and enhancement
locations.	<p>roundabout on the B148 W Mayne connecting to Buxton Link and the B1036 Mandeville Way, the 4-arm roundabout on the B1036 Mandeville Way connecting to Highview Avenue and Landon Hills Tesco store and the 5-arm roundabout on the A127 Southend Arterial Road connecting to Brentwood Road and West Mayne, all of which are to the east of the Location. Moreover, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Location contains one open space (Land adjacent to West Mayne and Madeville Way Green Space) and within easy walking distance of five open spaces including Langdon Hills Nature Reserve, Presidents Court Open Space, Great Berry Open Space, Land at Coopersales Amenity Space and Land Adjacent to Madeville Way (South West/South/South East Side) Amenity Space. The Location is also within easy walking distance of South Essex Partnership NHS Trust, Hoover Drive Doctors Surgery and Presidents Court Local Centre. The Location is not within easy walking distance of a primary school (nearest is Great Berry Primary School, 830m south east), secondary school (nearest is The James Hornsby High School, 2.2km east), indoor leisure facility (nearest is Laindon Community Centre, 1.4km east) or a town centre (nearest is Laindon Town Centre, 1.4km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, two PRoW (110 and 111) are located within the Location and additional 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance. There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p><i>and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 21 (SHLAA dwelling capacity = 580 dwellings)

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Dunton Settled Claylands Landscape Character Area (LCA 13).</p> <p>The Broad Location, which has the same boundary as Area 67 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of predominantly open farmland located west of Laindon/Basildon which slopes gently to the south. Land use is predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, tree lines and post and wire fencing. The land is in poor condition and development is limited to sporadic roadside housing. A small private fishing lake is located in the northern part of the Location.</p> <p>The Broad Location is considered to have a low capacity to accommodate development and, specifically holds limited opportunities for residential development as it would be isolated from the town. However, as the area is in relatively poor condition, strategic development of this Location and Broad Location 20 could create scope for improvement as part of a western extension (LCA, 2013).</p> <p>Due to the proposed capacity of this Location (580 dwellings) and the limited opportunities for residential development a significant adverse effect is possible. This effect is pre-mitigation.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 49, 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments which could include incorporating existing formal open spaces into the design of the development.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the 'Langdon Hills and West of Laindon Historic Environment Characterisation Area' (HECA 8) which retains historical features including the area's fieldscape which is</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future</i></p>

²¹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
	<p>considered to date back to the medieval period or earlier.</p> <p>This Historic Environment Zone is considered to be 'Sensitive to Change' and as such an overall minor negative effect is considered in respect of Historic Character.</p> <p>The Location is located within two archaeological find areas and four medieval sites or find-spots are located within these areas.</p> <p>There is one medieval listed building (Dunton Hall) located within the Location and two additional listed buildings located around the Broad Location (330m and 1.1km respectively). This contributes to a significant adverse effect on this SA objective overall.</p> <p>Little Burstead Conservation Area is located 2.2km north east of the Location.</p> <p>This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p><i>generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 49, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. This Location contains 13 Protected Species Alert Areas As such, there is potential for direct negative impacts on the alert areas through disturbance, which could occur if the Broad Location is developed for housing.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	0	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. The northern part of this Broad Location is identified in the 2013 SHLAA and the capacity for 580 dwellings would contribute positively to the overall Housing Need target of 16,000 homes.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within an area identified as being deprived (20-40%) (IMD mapping).</p> <p>Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is within easy walking distance of the Langdon Hills Nature Reserve and South Essex Partnership NHS Trust. The Location is not located within easy walking distance of a primary school (nearest is Great Berry Primary School, 1.1km south east), secondary school (nearest is The James Hornsby High School, 2.8km east), indoor leisure facility (nearest is Laindon Community Centre, 2.1km east), town centre (nearest Laindon Town Centre, 2.1km east) or local centre (nearest is Presidents Court 1.2km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>14 PRoW (60, 62, 67, 68, 69, 109, 110, 111, 161, 231, 237, 238, 239, 240, 262) are located within easy walking distance of the Location (69, 110 and 111 are immediately adjacent the Location).</p> <p>Two bus stops are located adjacent to the Broad Location and an additional one is located within easy walking distance. It is therefore considered there is potential for new residents to</p>	+/?	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers</p>

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
	access local services and facilities which are not located within easy walking distance in a sustainable manner.		to provide community facilities on site or provide funding for additional facilities off site (within easy walking distance) through S106 agreements or the Community Infrastructure Levy.
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.	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b).</p> <p>The Broad Location is also predominantly greenfield (there is small amount of developed land which is made up of residential properties, agricultural buildings, Daunton Hall and Friern Manor Hotel) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community gardens to secure land for food production on the areas of highest quality agricultural land.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones; however, the northern half of the location is located within a Critical Drainage Area. The north western corner of the location is also located within a Potential Surface Flooding Hotspot. The southern part of the location is also susceptible surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p>

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
			<p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location is within easy walking distance of the Langdon Hills Nature Reserve and South Essex Partnership NHS Trust. The Location is not located within easy walking distance of a primary school (nearest is Great Berry Primary School, 1.1km south east), secondary school (nearest is The James Hornsby High School, 2.8km east), indoor leisure facility (nearest is Laindon Community Centre, 2.1km east), town centre (nearest Laindon Town Centre, 2.1km east) or local centre (nearest is Presidents Court 1.2km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, 14 PRoW (60, 62, 67, 68, 69, 109, 110, 111, 161, 231, 237, 238, 239, 240, 262) are located within easy walking distance of the Location (69, 110 and 111 are immediately adjacent the Location). Two bus stops are located adjacent to the Broad Location and an additional one is located within easy walking distance. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the area is reasonably located in respect of existing services and facilities, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p>

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
			<p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The nearest main river to the Location is the Dunton Brook approximately 230m to the north east. The Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 5.9km south west of the Billericay of Sewage Treatment Works and is located within Area 24 of the South Essex Water Cycle Study (2011), which confirms there is little existing sewage infrastructure in the area. New sewers could connect to the existing infrastructure along the northern and eastern boundary of the area. Pumping stations which serve Area 24 are likely to need upgrading in the event of receiving additional flows from development at this Broad Location.</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>

SA objective	Likely effects	Significance of effect ²¹	Recommendations for mitigation and enhancement
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have an uncertain significant mixed effect on this objective. Key roads and junctions which may service the Broad Location and therefore vulnerable to congestion at peak time include the 3-arm junction on the B148 W Mayne connecting to Lower Dunton Road, east of the Location and the 5-arm roundabout on the A127 Southend Arterial Road connecting to Brentwood Road and West Mayne, east of the Location. Moreover, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is within easy walking distance of the Langdon Hills Nature Reserve and South Essex Partnership NHS Trust. The Location is not located within easy walking distance of a primary school (nearest is Great Berry Primary School, 1.1km south east), secondary school (nearest is The James Hornsby High School, 2.8km east), indoor leisure facility (nearest is Laindon Community Centre, 2.1km east), town centre (nearest Laindon Town Centre, 2.1km east, which forms part of the Basildon Main Urban Area) or local centre (nearest is Presidents Court 1.2km east). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, 14 PRoW (60, 62, 67, 68, 69, 109, 110, 111, 161, 231, 237, 238, 239, 240, 262) are located within easy walking distance of the Location (69, 110 and 111 are immediately adjacent the Location). Two bus stops are located adjacent to the Broad Location and an additional one is located within easy walking distance. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 22 (SHLAA dwelling capacity = 270 dwellings)

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Upper Crouch Valley Farmland Landscape Character Area (LCA 9).</p> <p>The Broad Location, which has the same boundary as Area 20 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of gently sloping farmland. Existing onsite development consists of sporadic clusters of residential properties and Steeple View Farm. Fragmented low hedges, occasional matures trees and denser tree belts help to define the field boundaries.</p> <p>The Broad Location is considered to have a low capacity for development and holds limited opportunities for residential development without major change in character due to the openness of the area to the A127 and the barrier this forms to associations with existing built development. There are possible opportunities for residential development to the west of Kings Road towards Steeple View Farm (LCA, 2013).</p> <p>Due to the proposed capacity of this Location (270 dwellings) and the limited opportunities for residential development a significant adverse effect is possible. This effect is pre-mitigation.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the 'Little Burstead and the land to the west of Billericay Historic Environment Characterisation Area' (HECA 1) which is predominantly rural and maintains many of its historical landscape features.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 –</p>

²² Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
	<p>This Historic Environment Zone is considered to be 'Sensitive to Change' and as such an overall minor negative effect (-/?) on this SA objective is considered appropriate.</p> <p>Medieval moated sites and other medieval and post-medieval settlements dominate the archaeological record for the area. A Medieval site or find-spot is located within the centre of the Location and two listed buildings (one medieval) are located within approximately 240m to the north of the Location. There is also a Listed Building along the northern boundary of the Broad Location.</p> <p>The Broad Location is located approximately 1.5km south of Little Burstead Conservation Area. The Broad Location does not lie within an archaeological find area.</p> <p>This Broad Location could therefore have permanent indirect effects on Basildon's cultural heritage assets.</p> <p>Although the Location is not located within an archaeological find area, the location of the Broad Location on an existing Medieval site/find-spot and the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location. Loss of any archaeological assets would be permanent.</p>		<p>141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the surrounding listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. A Protected Species Alert Area is located within the eastern part of this Broad Location and within 100m of the Location are Poles Wood and Gravelpit Wood Local Wildlife Sites which contain Lowland Mixed Deciduous Woodland UK BAP Habitat.</p> <p>There is potential for direct impacts on protected Species and indirect impacts on the designated sites and protected species through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for housing.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
regeneration.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. The eastern part of this Broad Location is identified in the 2013 SHLAA and the capacity for 270 dwellings would contribute positively to the overall Housing Need figure of 16,000 homes).	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
			issues are of particular concern.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location is considered to have a negligible effect on this objective as the Broad Location is located within an area identified as being of average levels of deprivation (40-60%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area.</p> <p>However, given that the land is largely greenfield land there is limited regeneration and renewal potential.</p>	0	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within easy walking distance of four open spaces including: Steepleview Open Space, Bourne Avenue Playing Fields, Victoria Park, Former Laindon School Playing Fields. However, the Location is not within easy walking distance of a health centre/hospital (nearest is South Essex Partnership NHS Trust 670m south), primary school (nearest is Millhouse County Infant and Junior School, 630m south east) secondary school (nearest is The James Hornsby High School, 1.2km south east),	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
	<p>indoor leisure facility (nearest is The James Hornsby High School, 1.2km south east), local centre (nearest is Steepleview Neighbourhood Centre, 660m east) or a town centre (nearest is Laindon Town Centre, 1.1km south).</p> <p>It is also noted all of these services/facilities are separated from the Location by the A127 with the exception of the Steepleview Open Space (Noak Bridge Primary School and Noak Bridge Medical Centre are located north of the A127 but are just under 2km away from the Location). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>Two PRoW (49 and 169) are located within the Broad Location and additional five (56, 57, 58 79 and 161) are located within easy walking distance. 13 bus stops are within easy walking distance of the Location, however only two of these stops are not separated from the Location by the A127.</p> <p>It is therefore considered that due to the lack of services, facilities and bus stops within easy walking distance of the Location, coupled with the separation of service/facilities from the Location by the A127, new residents may opt to use private vehicles to access such services/facilities, although this is uncertain.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site (within easy walking distance) through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b).</p> <p>The Broad Location is also predominantly greenfield (there is small amount of developed land which is made up of residential properties and Steeple View Farm) and will therefore not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
			<p>for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community garden to secure land for food production on the areas of highest quality agricultural land.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. A small parcel in the western part of the Location is located within Flood Zones 2 and 3b. Residential development should not take place in Zone 3b. The Broad Location is also within a Critical Drainage Area and a Potential Surface Water Flooding Hotspot.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective.</p> <p>The Broad Location is located within easy walking distance of four open spaces including: Steepleview Open Space, Bourne Avenue Playing Fields, Victoria Park, Former Laindon School Playing Fields . The Location is not within easy walking distance of a Health centre/hospital (nearest is South Essex Partnership NHS Trust 670m south), primary school (nearest is Millhouse County Infant and Junior School, 630m south east) secondary school (nearest is The James Hornsby High School. 1.2km south east), indoor leisure facility (nearest is The James Hornsby High School. 1.2km south east), local centre (nearest is Steepleview Neighbourhood Centre, 660m east) or a town</p>	<p>-/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
	<p>centre (nearest is Laindon Town Centre, 1.1km south).</p> <p>It is also noted all of these services/facilities are separated from the Location by the A127 with the exception of the Steepleview Open Space (Noak Bridge Primary School and Noak Bridge Medical Centre are located north of the A127 but are just under 2km away from the Location). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. Two PRoW (49 and 169) are located within the Broad Location and additional five PRoW (56, 57, 58 79 and 161) are located within easy walking distance. 13 bus stops are within easy walking distance of the Location, however only two of these stops are not separated from the Location by the A127. It is therefore considered that due to the lack of services, facilities and bus stops within easy walking distance of the Location, coupled with the separation of service/facilities from the Location by the A127, new residents may opt to use private vehicles to access such services/facilities, although this is uncertain.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. As already described, the area is not located well in respect of existing services, facilities or bus stops. As such, new residents may opt to use private vehicles to access such services/facilities, although this is uncertain.</p>	<p>-/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from</p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
			development.
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>Dunton Brook runs north east – south west through the western part of the location and the Location is located as Secondary A and Secondary Undifferentiated Superficial Aquifers by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 4.2km south west of Billericay Sewage Treatment Works and is located within Area 11 of the South Essex Water Cycle Study (2011), which confirms that the area is not connected to the existing wastewater treatment network. Connection to the existing wastewater treatment network could therefore require the upgrading of existing sewers to manage the additional capacity (it is unclear whether the existing residential and farm buildings on site are served by the existing wastewater infrastructure network).</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to	This Broad Location is likely to have an uncertain significant negative effect on this objective. Key roads and junctions which may service the Broad Location and are therefore vulnerable to congestion at peak time include the 3-arm junction on the A127 Southend Arterial Road connecting to	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling,</i></p>

SA objective	Likely effects	Significance of effect ²²	Recommendations for mitigation and enhancement
sustainable locations.	<p>High Road North, east of the Location and the 5-arm roundabout on the A127 Southend Arterial Road connecting to Brentwood Road and West Mayne, west of the Location. Moreover, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is located within easy walking distance of four open spaces including: Steepleview Open Space, Bourne Avenue Playing Fields, Victoria Park, Former Laindon School Playing Fields. The Location is not within easy walking distance of a Health centre/hospital (nearest is South Essex Partnership NHS Trust 670m south), primary school (nearest is Millhouse County Infant and Junior School, 630m south east) secondary school (nearest is The James Hornsby High School, 1.2km south east), indoor leisure facility (nearest is The James Hornsby High School, 1.2km south east), local centre (nearest is Steepleview Neighbourhood Centre, 660m east) or a town centre (nearest is Laindon Town Centre, 1.1km south, which forms part of the Basildon Main Urban Area).</p> <p>It is also noted all of these services/facilities are separated from the Location by the A127 with the exception of the Steepleview Open Space (Noak Bridge Primary School and Noak Bridge Medical Centre are located north of the A127 but are just under 2km away from the Location). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>Two PRoW (49 and 169) are located within the Broad Location and additional five PRoW (56, 57, 58 79 and 161) are located within easy walking distance. 13 bus stops are within easy walking distance of the Location, however only two of these stops are not separated from the Location by the A127. It is therefore considered that due to the lack of services, facilities and bus stops within easy walking distance of the Location, coupled with the separation of service/facilities from the Location by the A127, new residents may opt to use private vehicles to access such services/facilities, although this is uncertain.</p>		<p><i>and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 23 (SHLAA dwelling capacity = 82 dwellings)

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Upper Crouch Valley Farmland Landscape Character Area (LCA 9).</p> <p>The Broad Location, which has the same boundary as Area 21 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of farmland on the lower valley slopes of the Dunton Brook and comprises three large scale arable fields, with a smaller arable field and disused nursery buildings to the east.</p> <p>The site is bound to the east and south by residential properties in Noak Hill and Steeple View respectively. Land in the north east corner is used as a balancing pond and electricity pylons run diagonally north east – south west and have an intrusive impact on internal views.</p> <p>The Broad Location is considered to be a landscape that holds no/very low capacity to accommodate development and specifically, holds no opportunities for residential development as this would compromise the separation of Basildon and Noak Hill and the important open views along the Crouch Valley (LCA, 2013). The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>Development Management policies should ensure open space is provided as part of major residential developments.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the 'Little Burstead and the land to the west of Billericay Historic Environment Characterisation Area' (HECA 1) which is predominantly rural and maintains many of its historical landscape features.</p> <p>This Historic Environment Zone is considered 'Sensitive to Change' and as such an overall minor negative (-/?) on this SA objective is considered appropriate.</p> <p>Medieval moated sites and other medieval and post-medieval</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p>

²³ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
	<p>settlements dominate the archaeological record for the area. Roman and medieval sites or find-spots are located immediately north the Location.</p> <p>The Broad Location is located approximately 90m to the east of a listed building and 620m north west of Noak Bridge Conservation Area.</p> <p>The Broad Location does not lie within an archaeological find area. Although the Location is not located within an archaeological find area, the close proximity to existing Roman and Medieval sites/find-spots and the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location.</p> <p>This Broad Location could therefore have permanent indirect effects on Basildon's cultural heritage assets.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed building and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The eastern part of this Location is located on the River Crouch at Noak Local Wildlife Site (designation includes Open Mosaic Habitats on Previously Developed Land UK BAP Habitat).</p> <p>As such, there is potential for direct and indirect impacts on the River Crouch at Noak Local Wildlife Site through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for housing.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location or protect the existing Local Wildlife Site from development. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a negligible effect on this objective. The Broad Location has the capacity for 82 dwellings, a capacity which in the context of the housing need figure identified for the Borough (16,000 dwellings) is considered to be negligible.	0	<p>The potential negligible effect on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location is considered to have a negligible effect on this objective as the Broad Location is located within an area identified as being of average deprivation (40-60%) (IMD mapping).</p> <p>Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.</p>	0	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>‘planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives’</i></p> <p><i>‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a minor positive effect on this objective. The Location is located within easy walking distance of seven open spaces including: Steepleview Open Space, Steepleview Community Centre Amenity Space, Noak Hill Golf Course, South Wash Road Open Space, Bourne Avenue Playing Fields, Land South of Hornbeam Way Green Space and Land North of St. Nicholas Church Green Space and Steepleview Neighbourhood Centre.</p> <p>The Location is not within easy walking distance of a health centre/hospital (nearest is Noak Bridge Medical Centre, 1.1km south east), primary school (nearest is Millhouse County Infant and Junior School, 807m south), secondary school (nearest is The James Hornsby High School, 1.4km south), indoor leisure facility (nearest is The James Hornsby High School, 1.4km south) or a town centre (nearest is Laindon Town Centre, 1.4km south west). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>However, two PRoW (49 and 58) are located within the Broad Location and an additional PRoW (60) is located within easy walking distance of the Location.</p> <p>There are also 19 bus stops located within easy walking distance of the Broad Location, although it is recognised three are located south</p>	+?	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
	<p>of the A127.</p> <p>It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b).</p> <p>The Broad Location is also predominantly greenfield (there is small amount of developed land for the disused nursery and to support agricultural use) and will therefore not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The eastern part and northern boundary of this Location is located within Flood Zones 2, 3a and 3b. The eastern area of the Location which is within the Flood Zones is also designated as a flood storage area. Residential development should not take place in Zone 3b and should only be developed in Zone 3a if the Exception Test is passed.</p> <p>Although the Broad Location is not located within a Critical Drainage Area, the northern boundary is identified as an area which is susceptible to surface water flooding. However, the area susceptible is not substantial.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
			<p>major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Location is located within easy walking distance of seven open spaces including: Steepleview Open Space, Steepleview Community Centre Amenity Space, Noak Hill Golf Course, South Wash Road Open Space, Bourne Avenue Playing Fields, Land South of Hornbeam Way Green Space and Land North of St. Nicholas Church Green Space and Steepleview Neighbourhood Centre. The Location is not within easy walking distance of a health centre/hospital (nearest is Noak Bridge Medical Centre, 1.1km south east), primary school (nearest is Millhouse County Infant School, 807m south), secondary school (nearest is The James Hornsby High School, 1.4km south), indoor leisure facility (nearest is The James Hornsby High School, 1.4km south) or a town centre (nearest is Laindon Town Centre, 1.4km south west). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, two PRoW (49 and 58) are located within the Broad Location and an additional PRoW (60) is located within easy walking distance of the Location. There are also 19 bus stops located within easy walking distance of the Broad Location, although it is recognised three are located south of the A127. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the area is not located well in respect of existing services and facilities, however, a number of bus stops and PRow are located within easy walking distance of the Location which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The River Crouch runs north –south along the eastern boundary of the Location and Dunton Brook runs east – west along the northern boundary and the Broad Location is in an area classified as Secondary A and Secondary Undifferentiated Superficial Aquifers by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 3.4km south west of the Billericay Sewage Treatment Works and is within Area 11 of the South Essex Water Cycle Study (2011) which confirms that the area is not connected to the existing wastewater treatment network. Connection to the existing wastewater treatment network could therefore require the upgrading of existing sewers to manage the</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
	additional capacity (it is uncertain whether the existing residential and farm buildings on site are served by existing water infrastructure networks).		<p>sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a mixed effect on this objective although the negative effects could be significant. Key roads and junctions which may service the Broad Location and therefore vulnerable to congestion at peak time include A127 Southend Arterial Road roundabout which connects to the A176 Upper Mayne and A176 Noak Hill Road, south east of the Location and the 3-arm junction on the A127 Southend Arterial Road connecting to High Road North, south of the Location. Moreover, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Location is located within easy walking distance of seven open spaces including: Steepleview Open Space, Steepleview Community Centre Amenity Space, Noak Hill Golf Course, South Wash Road Open Space, Bourne Avenue Playing Fields, Land South of Hornbeam Way Green Space and Land North of St. Nicholas Church Green Space and Steepleview Neighbourhood Centre. The Location is not within easy walking distance of a health centre/hospital (nearest is Noak Bridge Medical Centre, 1.1km south east), primary school (nearest is Millhouse County Infant School, 807m south), secondary school (nearest is The James Hornsby High School, 1.4km south),</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the</p>

SA objective	Likely effects	Significance of effect ²³	Recommendations for mitigation and enhancement
	<p>indoor leisure facility (nearest is The James Hornsby High School, 1.4km south) or a town centre (nearest is Laindon Town Centre, 1.4km south west, which forms part of the Basildon Main Urban Area). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, two PRoW (49 and 58) are located within the Broad Location and an additional PRoW (60) is located within easy walking of the Location. There are also 19 bus stops located within easy walking distance of the Broad Location, although it is recognised three are located south of the A127. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 24 (SHLAA dwelling capacity = 508 dwellings)

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Upper Crouch Valley Farmland Landscape Character Area (LCA 9).</p> <p>The Broad Location, which has the same boundary as Area 22 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of farmland on the lower valley slopes of the Upper Crouch Valley and comprises a number of medium/large scale arable fields. Electricity pylons run through the area from west to east and have an intrusive impact on internal views. Existing built development at this Location is limited to Benson Farm, Watch House Farm, Barleylands Council Depot and Forest Glade Football Club.</p> <p>The Broad Location is considered to hold no/very low capacity to accommodate development and holds no opportunities for residential development as this would compromise the separation of Basildon and Billericay (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p> <p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South West of Barleyland Depot Outdoor Sports Facilities and Forest Glad Football Club.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the 'The Broad Location is within Historic Environment Area 1: Little Burstead and the Land to the West of Billericay which is predominantly rural in character and retains many of its historical landscape features relating to the rural environment especially ancient woodland sites.</p> <p>This Historic Environment Zone is considered 'Sensitive to Change' and as such an overall minor negative (-/?) score</p>	-/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p>

²⁴ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
	<p>against this SA Objective is considered appropriate.</p> <p>The Location is not located within an archaeological find area; however, the Location is located adjacent to a find area and medieval site or find-spot (both east of the Location) and Noak Bridge Conservation Area.</p> <p>Two listed buildings to the east are approximately 400m away from the Location. The Broad Location is also within approximately 1.1km of five listed buildings and Great Burstead Conservation Area to the north which could have clear views of any development at this Location.</p> <p>Although the Location is not within an archaeological find area, it is understood that there has been a lack of archaeological works undertaken in the area which could suggest there is potential for archaeological finds within this Location. This Broad Location could therefore have direct and indirect effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and Conservation Areas and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. There are two Protected Species Alert Areas within the Broad Location and the River Crouch at Noak Local Wildlife Site is (designation includes Open Mosaic Habitats on Previously Developed Land UK BAP Priority Habitat) located within 100m of the Location (although it is recognised that the A176 lies between this designation and the Location).</p> <p>As well as potential direct impacts on the Protected Species Alert Areas, there is potential for indirect negative impacts on the Local Wildlife Site through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for housing.</p>	<p>-/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
development.			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. Part of the Broad Location is identified in the 2013 SHLAA and the capacity for 508 dwellings would contribute positively to the overall Housing Need Target of 16,000 dwellings over the Plan period.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is partially located within areas identified as being of average deprivation (40-60%) and reasonably deprived (20-40%) (IMD mapping).</p> <p>Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited renewal potential.</p>	+	<p>The potential positive on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location is likely to have a significant mixed effect on this objective. The Broad Location contains three open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South West of Barleyland Depot Outdoor Sports Facilities and Forest Glad Football Club. It is assumed that all the open spaces will be lost as a result of development at this Location.</p> <p>14 open spaces are also within easy walking distance of the Location including: Noak Hill Golf Course, South Wash Road Open Space, Steepleview Community Centre Amenity Space, Steepleview Open Space, Noak Bridge Coppice Green Space, Noak Bridge Nature Reserve, Noak Bridge Primary School Playing Fields, Land South of Hornbeam Way Green Space, Miles Gray Road Amenity Space, Great Burstead Cemetery, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities, Land North of Barlyelands Farm Shop Outdoor Sports Facilities and Land</p>	++/--?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
	<p>North of St. Nicholas Church Green Space (although it is recognised the A127 separates the Location from the last). Also within easy walking distance of the Location is Noak Bridge Medical Centre, Be Well Clinic, Noak Bridge Primary School and Steepleview Neighbourhood Centre.</p> <p>The Location is not located within easy walking distance of a secondary school (nearest is The James Hornsby High School, 1.3km south east), indoor leisure facility (nearest is David Lloyd Club, 1.1km south west) or a town centre (nearest is Basildon Town Centre, 2.1km south). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>Three PRow (60, 62 and 229) are located within the Broad Location and three more PRow (58, 63 and 200) are located within easy walking distance of the Location.</p> <p>There are also 26 bus stops located within easy walking distance of the Location.</p> <p>It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>to provide community facilities on site or provide funding for additional facilities off site through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b).</p> <p>The Broad Location is also predominantly greenfield (there is small amount of developed land to support agricultural use, Forest Glade Football Club and Barleylands Council Depot) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
			require development proposals to include allotments/community gardens to secure agricultural use on the areas of highest quality agricultural land.
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within Flood Risk Zones 2, 3a and 3b which cover the northern boundary of the Location. Residential development should not take place in Zone 3b and should only be developed in Zone 3a if the Exception Test is passed.</p> <p>Although the Broad Location is not located within a Critical Drainage Area, land susceptible to surface water flooding extends from the Flood Zones and there is also a linear area of land in the south eastern corner of the Location which is also susceptible. The area of land susceptible to surface water flooding is not substantial.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	--/?	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective.</p> <p>The Broad Location is located on three open spaces and 14 open spaces are within easy walking distance of the Location including: Noak Hill Golf Course, South Wash Road Open Space, Steepleview Community Centre Amenity Space, Steepleview Open Space, Noak Bridge Coppice Green Space, Noak Bridge Nature Reserve, Noak Bridge Primary School Playing Fields, Land South of Hornbeam Way Green Space, Miles Gray Road Amenity Space, Great Burstead Cemetery, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barlyelands Farm Outdoor Sports Facilities, Land North of Barlyelands Farm Shop Outdoor Sports Facilities and Land North of St. Nicholas Church Green Space (although it is recognised the A127 separates the Location from the last)..</p> <p>Also within easy walking distance of the Location is Noak Bridge Medical Centre, Be Well Clinic, Noak Bridge Primary School and</p>	++/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
	<p>Steepleview Neighbourhood Centre. Although the Location is not located within close proximity of a secondary school (nearest is The James Hornsby High School, 1.3km south east), indoor leisure facility (nearest is David Lloyd Club, 1.1m south west) or a town centre (nearest is Basildon Town Centre, 2.1km south). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, three PRoW (60, 62 and 229) are located within the Broad Location and three more PRoW (58, 63 and 200) are located within easy walking distance of the Location. There are also 26 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective. As already described, the area is well located in respect of existing services and facilities, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>++/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
resource management.	<p>The River Crouch runs east – west across the northern boundary of the Location and the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 2.4km south of the Billericay Sewage Treatments works and is within Area 14 of the South Essex Water Cycle Study (2011) which has a 375mm diameter combined sewer main that passes through centrally and discharges near the Barleylands Council Depot. Discharge at the Depot is thought to be from combined sewer overflows. It is considered this infrastructure is likely to need upgrading should there be additional flows from new development and a new connection made to the sewer.</p>		<p>the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location is likely to have a significant mixed effect on this objective. Key roads and junctions which may service the Broad Location and therefore vulnerable to congestion at peak time include the 4-arm roundabout on the A127 Southend Arterial Road which connects to the A176 Upper Mayne and A176 Noak Hill Road, south of the Location. Moreover, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is located on three open spaces and 14 open spaces are within easy walking distance of the Location including: Noak Hill Golf Course, South Wash Road Open</p>	++/--?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF: <i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the</p>

SA objective	Likely effects	Significance of effect ²⁴	Recommendations for mitigation and enhancement
	<p>Space, Steepleview Community Centre Amenity Space, Steepleview Open Space, Noak Bridge Coppice Green Space, Noak Bridge Nature Reserve, Noak Bridge Primary School Playing Fields, Land South of Hornbeam Way Green Space, Miles Gray Road Amenity Space, Great Burstead Cemetery, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities, Land North of Barlyelands Farm Shop Outdoor Sports Facilities and Land North of St. Nicholas Church Green Space (although it is recognised the A127 separates the Location from the last). Also within walking distance of the Location is Noak Bridge Medical Centre, Be Well Clinic, Noak Bridge Primary School and Steepleview Neighbourhood Centre. Although the Location is not located within close proximity of a secondary school (nearest is The James Hornsby High School, 1.3km south east), indoor leisure facility (nearest is David Lloyd Club, 1.1km south west) or a town centre (nearest is Basildon Town Centre, 2.1km south, which is designated as the main urban area in the settlements hierarchy). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, three PRoW (60, 62 and 229) are located within the Broad Location and three more PRoW (58, 63 and 200) are located within easy walking distance of the Location. There are also 26 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 25 (SHLAA dwelling capacity = 452 dwellings)

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and the Upper Crouch Valley Landscape Character Area (LCA 9).</p> <p>The Broad Location, which has the same boundary as Area 24 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of primarily undeveloped land to the south of Barleylands Farm comprising mainly sports pitches and farmland used for events such as the annual county and garden shows.</p> <p>A small camping and caravan site and arable farmland are located within the west part of the Location and a large agricultural reservoir is located in the north east corner of the Location.</p> <p>The Broad Location is considered to have a low capacity to accommodate development and specifically holds no major opportunities for residential development due to the open/rural character of the landscape, openness to public views, role of area as public playing fields and role of the Broad Location in preventing coalescence between Billericay and Basildon. Limited small scale residential development may be possible at Willow Park on Wash Road within the existing trees.</p> <p>Due to the proposed capacity of this Location (452 dwellings) and the limited opportunities for large-scale residential development a significant adverse effect is possible. This effect is pre-mitigation.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains two open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities.</p>	<p>--/?</p>	<p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>

²⁵ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective.</p> <p>The Broad Location is located within the 'The Ramsdens Historic Environment Characterisation Area' (HECA 5) which is largely rural with distinct blocks of former plotlands. The southern and western parts of the Location are located within Archaeological Find areas and medieval finds have been found at both these areas.</p> <p>This Historic Environment Zone (sub-area 5.3) is considered to be 'Highly Sensitive to Change' and development in this Broad Location has potential to result in significant adverse effects on this SA objective.</p> <p>The Broad Location is located approximately 70m to the north east of Noak Bridge Conservation Area and two listed buildings are located along the Location's southern boundary.</p> <p>This Broad Location could therefore have direct and indirect effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and Conservation Area and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective.</p> <p>There are seven Protected Species Alert Areas within the Broad Location. As such, there is potential for direct impacts on protected species areas through disturbance if the Location is developed for housing.</p>	<p>-/?</p>	<p>The potential negative effects of this broad location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. The Broad Location is identified in the 2013 SHLAA and the capacity for 452 dwellings would contribute positively to the overall housing need figure of 16,000 dwellings over the Plan period.	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56-66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within areas identified as being of average deprivation (40-60%) and reasonably deprived (20-40%) (IMD mapping).</p> <p>Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have a significant mixed effect on this objective. The Broad Location contains two open spaces as identified in the PPG17 Open Space Assessment (2010) which cover approximately a fifth of the Location. The open spaces include: Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities. It is assumed that these open spaces will be lost as a result of development at this Location</p> <p>The Broad Location is within easy walking distance of 10 open spaces including: Land North/North West of Barleylands Farm Shop Outdoor Sports Facilities, Crays Hill Recreation Ground, Crays Hill Allotment Gardens, Belvedere Driving Range, Noak</p>	+/--?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70,</p> <p>Further to this, local strategic and development management and/or area-based policies on the</p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
	<p>Bridge Nature Reserve, Noak Bridge Coppice Green Space, Forest Glade Football Club, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land South West of Barleylands Depot Outdoor Sports Facilities and Miles Gray Road Amenity Space (although it is recognised the Location is separated from the last by the A127). The Location is also within easy walking distance of Noak Bridge Medical Centre, Be Well Clinic and Noak Bridge Primary School.</p> <p>The Location is not within easy walking distance of a secondary school), indoor leisure facility (nearest is David Lloyd Club, 830m south) (nearest is De La Salle RC School, 1.7km south), town centre (nearest is Basildon Town Centre, 2.2km south) or a local centre (nearest is Whitmore Way/Church Road, 2.6km southeast). It is uncertain if the aforementioned schools have capacity to accommodate additional pupils.</p> <p>A PRoW (200) is located within the Broad Location and six more (229, 40, 63, 62, 37 and 38) are located within easy walking distance of the Broad Location.</p> <p>In addition to the PRoW, 15 bus stops are located within easy walking distance of the Broad Location.</p> <p>It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>following may contribute to further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominantly greenfield (there is a small amount of developed land which is made up of residential and commercial uses) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to</p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
			<p>ensure proposals are designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community gardens to secure agricultural use on the areas of highest quality agricultural land.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within Flood Risk Zones 2, 3a and 3b which cover the eastern and northern parts of the Location. Residential development should not take place in Zone 3b and should only be developed in Zone 3a if the Exception Test is passed.</p> <p>Although the Broad Location is not located within a Critical Drainage Area, approximately half of the Location is susceptible to surface water flooding, resulting in more than half of the Location being at risk to flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>An area based policy should request developers of this location to demonstrate how the development is resilient to flooding, using the Strategic Flood Risk Assessment (2011) as guidance. The policy should also state development will be refused if an objection from the Environment Agency regarding flooding cannot be overcome.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location contains three open spaces and is within easy walking distance of Land North/North West of Barleylands Farm Shop Outdoor Sports Facilities, Crays Hill Recreation Ground, Crays Hill Allotment Gardens, Belvedere Driving Range, Noak Bridge Nature Reserve, Noak Bridge Coppice</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a</i></p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
<p>for local energy needs to reduce the reliance on fossil fuels.</p>	<p>Green Space, Forest Glade Football Club, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land South West of Barleylands Depot Outdoor Sports Facilities and Miles Gray Road Amenity Space (although it is recognised the Location is separated from the last by the A127). The Broad Location is also within easy walking distance of Noak Bridge Medical Centre, Be Well Clinic and Noak Bridge Primary School. The Location is not within easy walking distance of a secondary school), indoor leisure facility (nearest is David Lloyd Club, 830m south) (nearest is De La Salle RC School, 1.7km south), town centre (nearest is Basildon Town Centre, 2.2km south) or a local centre (nearest is Whitmore Way/Church Road, 2.6km southeast). It is uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, a PRoW (200) is located within the Broad Location and six more (229, 40, 63, 62, 37 and 38) are located within easy walking distance of the Broad Location. In addition to the PRoW, 15 bus stops are located within easy walking distance of the Broad Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p><i>changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the area is reasonably located for existing services and facilities and where services/facilities are not with easy walking distance, a number of bus stops are, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps</p>

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
			local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The River Crouch runs east – west across the northern boundary of the Location and the whole of the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 2.3km south of the Billericay Sewage Treatment Works and is within Area 14 of the South Essex Water Cycle Study (2011) which has a 375mm diameter combined sewer main that passes through centrally and discharges near the Barleylands Council Depot. Discharge at the Depot is thought to be from combined sewer overflows. It is considered this infrastructure is likely to need upgrading should there be additional flows from new development and a new connection made to the sewer. New development will also need to take account of the Anglian River Basin Management Plan which sets out a number of measures, including the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF:</p> <p>94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²⁵	Recommendations for mitigation and enhancement
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.</p>	<p>This Broad Location could have an uncertain significant mixed effect on this objective.</p> <p>The Broad Location is located on three designated open spaces and within easy walking distance of Land North/North West of Barleylands Farm Shop Outdoor Sports Facilities, Crays Hill Recreation Ground, Crays Hill Allotment Gardens, Belvedere Driving Range, Noak Bridge Nature Reserve, Noak Bridge Coppice Green Space, Forest Glade Football Club, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land South West of Barleylands Depot Outdoor Sports Facilities and Miles Gray Road Amenity Space (although it is recognised the Location is separated from the last by the A127). The Broad Location is also within easy walking distance of Noak Bridge Medical Centre, Be Well Clinic and Noak Bridge Primary School. The Location is not within easy walking distance of a secondary school), indoor leisure facilities (nearest is David Lloyd Club, 830m south) (nearest is De La Salle RC School, 1.7km south), town centre (nearest is Basildon Town Centre, 2.2km south) or a local centre (nearest is Whitmore Way/Church Road, 2.6km southeast). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, a PRoW (200) is located within the Broad Location and six more (229, 40, 63, 62, 37 and 38) are located within easy walking distance of the Broad Location. In addition to the PRoW, 15 bus stops are located within easy walking distance of the Broad Location. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p> <p>However, as the Broad Location is located approximately 540m north of the A127, residents may feel more compelled to drive to services and facilities. Evidence also illustrates that existing capacity constraints at the A127 Pippis Hill Interchange will be exacerbated by 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p>	<p>+/--?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Broad Location No.: 26 (SHLAA dwelling capacity = 530 dwellings)

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and the Cray Hills Settled Claylands Landscape Character Area (LCA 8).</p> <p>The Broad Location, which has the same boundary as Area 23 of the Landscape Character and Green Belt Landscape Capacity Study and is described as an area comprising small pastoral fields primarily used as horse paddocks.</p> <p>The Broad Location is considered to have medium capacity to accommodate development and specifically holds limited opportunities for small scale low density residential development on Goodview Road (which is predominantly designated as open space). No opportunities for residential development exist for the remaining area of the Location due to its historic character, condition of the landscape, importance of the area retaining separation between Noak Bridge and Crays Hill and the designation of some of the area as a Local Wildlife Site (Noak Bridge Reserve) (LCA, 2013).</p> <p>Due to the proposed capacity of the Location (530 dwellings) and the limited opportunities for large-scale development, a significant adverse effect is possible. This effect is pre-mitigation.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic, development management and/or area-based policies on the following may contribute to further conservation and enhancement:</p> <p>Development Management policies should ensure open space is provided as part of major residential developments.</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Noak Bridge Reserve) as identified in the PPG17 Open Space Assessment (2010) which covers a proportion of the southern area of the Location.</p>	<p>--/?</p>	<p>An area based policy for this Broad Location should take account of the qualities to be safeguarded as per the Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Location is located within the 'The Ramsdens Historic Environment Characterisation Area' (HECA 5) which is largely rural with distinct blocks of former plotlands.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p>

²⁶ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
	<p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and development in this Location could result in significant adverse effects on this SA objective.</p> <p>The northern part of the Broad Location is located within an archaeological find area containing a medieval moat. Additional medieval sites or find-spots have also been identified within this designation.</p> <p>The Broad Location is located approximately 120m to the east of Noak Bridge Conservation Area and two listed buildings are located along its northern boundary.</p> <p>This Broad Location could therefore have direct and indirect effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p>And the following paragraphs in the NPPF: 61, 55, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective.</p> <p>The Broad Location contains a number of Protected Species Alert Areas and the southern part of the Location is designated as Noak Bridge Reserve Local Wildlife Site, which expands out of the Broad Location to the west.</p> <p>As well as the potential direct impacts on Noak Bridge Reserve and protected species alert areas, there is potential for indirect impacts on the remaining Reserve to the west through disturbance and increased visitor pressure which could occur if the Location is developed for housing.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection, conservation and enhancement:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Location or protect the existing Reserve from development. This may reduce the impacts from the loss of part of the Reserve and the surrounding habitats and species due to reducing pressure on the designations.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This Broad Location is likely to have a permanent minor positive effect on this objective. The Broad Location is identified in the 2013 SHLAA and the capacity for 530 dwellings would contribute positively to the overall housing need figure of 16,000 dwellings	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'proactively drive and support sustainable economic development to deliver the homes... the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 47, 49, 50, 54, 55 and 56–66.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development Management policies should set out the number of affordable homes required per residential development. Development management policies should also state when the Lifetime Homes standard should be achieved and could require higher standards of the Code for Sustainable Homes if sustainability issues are of particular concern.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
inequalities in health related to development and the environment.			
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Provision of housing development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within an area identified as being of highest deprivation (0-20%) (IMD mapping).</p> <p>Development at this Broad Location may have the potential to result in wider regeneration in this area. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.</p>	+	<p>The potential positive effects on this objective could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location could have an uncertain significant mixed effect on this objective. The Broad Location contains one open space (Noak Bridge Reserve) as identified in the PPG17 Open Space Assessment (2010) which covers a proportion of the southern area of the Location. It is assumed that this open space will be lost as a result of development at this Location.</p> <p>The Broad Location is within easy walking distance of Noak Ridge Medical Centre, Noak Ridge Primary School, two indoor leisure facilities including Fitness First Health Club and David Lloyd Club (although it is recognised these indoor facilities are separated from the Location by the A127) and a number of</p>	+/--?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 55, 70.</p> <p>Further to this, local strategic and development management and/or area-based policies on the</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
	<p>open spaces including Belvedere Drive Range, Crays Hill Recreation Ground, Land at Barleylands Farm Outdoor Sports Facilities, Land South of Whites Farm Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Noak Bridge Coppice Green Space, Festival Lake Waterfront Walk Green Space and Miles Gray Road Amenity Space (although it is recognised the last two are separated from the Location by the A127). The Location is not within easy walking distance of a secondary school (nearest is De La Salle RC School, 1km south), town centre (nearest is Basildon Town Centre, 1.7km south) or a local centre (nearest is Whitmore Way/Church Road, 1.5km southeast). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, the Broad Location is within easy walking distance of four PRoW (40, 62, 200 and 229) and six bus stops. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>following may contribute to further to this sustainability objective:</p> <p>A local strategic or area based policy for this Broad Location could require residential development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large residential schemes could also require developers to provide community facilities on site or provide funding for additional facilities off site through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The majority of the Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Location is also predominantly greenfield (there is existing development within Location which includes residential and commercial uses) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects on this objective could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 55, 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve Level 4 or higher of the Code for</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
			<p>Sustainable Homes and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p> <p>An area based policy for this Broad Location could require development proposals to include allotments/community gardens to secure agricultural use on the areas of highest quality agricultural land.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within Flood Risk Zones 2, 3a and 3b which cover much of the eastern, northern and central parts of the Location. Residential development should not take place in Zone 3b and should only be developed in Zone 3a if the Exception Test is passed.</p> <p>Although the Broad Location is not located within a Critical Drainage Area, approximately half of the Location is susceptible to surface water flooding, resulting in more than half of the Location being at risk to flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>--/?</p>	<p>The potential negative effects on this objective could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major residential developments contribute to minimising flood risk through the implementation of SuDS, green roofs, rain gardens etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems.</p> <p>An area based policy should request developers of this location to demonstrate how the development is resilient to flooding, using the Strategic Flood Risk Assessment (2011) as guidance. The policy should also state development will be refused if an objection from the Environment Agency regarding flooding cannot be overcome.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and</p>	<p>This Broad Location is likely to have a minor positive effect on this objective.</p> <p>The Broad Location is located within part of the Noak Bridge Nature Reserve and within easy walking distance of Noak Ridge Medical Centre, Noak Ridge Primary School, two indoor leisure</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
<p>increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>facilities including Fitness First Health Club and David Lloyd Club (although it is recognised these indoor facilities are separated from the Location by the A127) and a number of open spaces including Belvedere Drive Range, Crays Hill Recreation Ground, Land at Barleylands Farm Outdoor Sports Facilities, Land South of Whites Farm Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Noak Bridge Coppice Green Space, Festival Lake Waterfront Walk Green Space and Miles Gray Road Amenity Space (although it is recognised the last two are separated from the Location by the A127). The Location is not within easy walking distance of a secondary school (nearest is De La Salle RC School, 1km south), town centre (nearest is Basildon Town Centre, 1.7km south) or a local centre (nearest is Whitmore Way/Church Road, 1.5km southeast). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, the Broad Location is within easy walking distance of four PRow (40, 62, 200 and 229) and six bus stops. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p>		<p>could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management or an area policy for this Broad Location could require proposed residential development to be designed to achieve Level 4 or higher of the Code for Sustainable Homes and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the area is reasonably located for existing services and facilities and where services/facilities are not with easy walking distance, a number of bus stops are, which should reduce the need to travel by car (hence minimising transport emissions).</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects on this objective could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
			<p>sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as the Code for Sustainable Homes. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The Basildon Brook runs north – south through the eastern part of the Location and the whole of the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 3.1km south of the Billericay Sewage Treatment Works and is within Area 15 of the South Essex Water Cycle Study (2011) which confirms there is very little established sewage infrastructure in place. As such, new wastewater infrastructure will be required if development is to take place at this Broad Location.</p>	<p>+/-?</p>	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage residential developments that go beyond the mandatory minimums in the Building Regulations. Requiring new dwellings to achieve credits in the water efficiency and flooding categories of the Code for Sustainable Homes will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²⁶	Recommendations for mitigation and enhancement
prepared for the impacts of climate change.			
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>This Broad Location could have a significant mixed effect on this objective. The Broad Location is located within part of the Noak Bridge Nature Reserve and is within easy walking distance of Noak Ridge Medical Centre, Noak Ridge Primary School, two indoor leisure facilities including Fitness First Health Club and David Lloyd Club (although it is recognised these indoor facilities are separated from the Location by the A127) and a number of open spaces including Belvedere Drive Range, Crays Hill Recreation Ground, Land at Barleylands Farm Outdoor Sports Facilities, Land South of Whites Farm Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Noak Bridge Coppice Green Space, Festival Lake Waterfront Walk Green Space and Miles Gray Road Amenity Space (although it is recognised the last two are separated from the Location by the A127). The Location is not within easy walking distance of a secondary school (nearest is De La Salle RC School, 1km south), town centre (nearest is Basildon Town Centre, 1.7km south) or a local centre (nearest is Whitmore Way/Church Road, 1.5km southeast). It is also uncertain if the aforementioned schools have capacity to accommodate additional pupils. However, the Broad Location is within easy walking distance of four PRoW (40, 62, 200 and 229) and six bus stops. It is therefore considered there is potential for new residents to access local services and facilities which are not located within easy walking distance in a sustainable manner.</p> <p>However, as the Broad Location is located next to the A127, residents may feel more compelled to drive to services and facilities. Evidence also illustrates that existing capacity constraints at the A127 Pippis Hill Interchange will be exacerbated by 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p>	+/-?	<p>The potential mixed effects on this objective could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location. Funds could also be secured through a Community Infrastructure Levy.</p>

Summary appraisal of Broad Locations for Basildon

Broad Location No. →	BL16	BL17	BL18	BL19	BL20	BL21	BL22	BL23	BL24	BL25	BL26
No. dwellings capacity →	750	1919	2326	620	305	580	270	82	508	452	530
↓SA Objective											
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	0	--/?	--/?	--/?	--?	0	0	0	--/?	--/?	--/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	--/?	-/?	--/?	--/?	-/?	--/?	-/?	-/?	-/?	--/?	--/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	-/?	-/?	-/?	--/?	-/?	-/?	-/?	--/?	-/?	-/?	--/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	0	0	0	0	0	0	0	0	0	0	0
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	0	0	0	0	0	0	0	0	0	0	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	0	0	0	0	0	0	0	0	0	0	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	+	++	++	+	+	+	+	0	+	+	+

Broad Location No. →	BL16	BL17	BL18	BL19	BL20	BL21	BL22	BL23	BL24	BL25	BL26
No. dwellings capacity →	750	1919	2326	620	305	580	270	82	508	452	530
↓SA Objective											
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	0	0	0	0	0	0	0	0	0	0	0
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	0	0	0	0	0	0	0	0	0	0	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	+	+	+	+	+	+	0	0	+	+	+
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 the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	+	++/?	-/?	++/?	+/?	+/?	-/?	+/?	++/?	+/?	+/?

Broad Location No. →	BL16	BL17	BL18	BL19	BL20	BL21	BL22	BL23	BL24	BL25	BL26
No. dwellings capacity →	750	1919	2326	620	305	580	270	82	508	452	530
↓SA Objective											
15. Reduce air, land 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. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	0	0	0	0	0	0	0	0	0	0	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	0	0	0	0	0	0	0	0	0	0	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	--/+/?	--/++/?	--/?	++/--?	+/--?	+/--?	--/?	+/--?	++/--?	+/--?	+/--?

Summary appraisal of Broad Locations for Billericay

Broad Location No. → No. dwellings capacity → ↓SA Objective	BL01 54	BL02 333	BL03 650	BL04 95	BL05 634	BL06 200	BL07 668	BL08 430	BL09 175
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	-/?	--/?	-/?	-/?	--/?	--/?	--/?	--/?	--/?
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	--/?	--/?	0	--/?	--/?	0	--/?	0	0
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	-/?	-/?	-/?	-/?	-/?	-/?	--/?	--/?	--/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	-/?	--/?	-/?	-/?	--/?	--/?	--/?	--/?	--/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	0	0	0	0	0	0	0	0	0
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	0	0	0	0	0	0	0	0	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	0	0	0	0	0	0	0	0	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	0	+	+	0	+	+	+	+	+
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	0	0	0	0	0	0	0	0	0
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or	0	0	0	0	0	0	0	0	0

Broad Location No. → No. dwellings capacity → ↓SA Objective	BL01 54	BL02 333	BL03 650	BL04 95	BL05 634	BL06 200	BL07 668	BL08 430	BL09 175
visit them and where crime is reduced.									
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	0	+	0	0	0	+	0	0	0
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.	--/?	--/?	0	0	0	-/?	-/?	0	-/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	++?	++?	++/?	++/?	++/--/?	++/?	+/?	+/?	+/?
15. Reduce air, land 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. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	0	0	0	0	0	0	0	0	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	0	0	0	0	0	0	0	0	0

Broad Location No. →	BL01	BL02	BL03	BL04	BL05	BL06	BL07	BL08	BL09
No. dwellings capacity →	54	333	650	95	634	200	668	430	175
↓SA Objective									
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	--/++?	--/++?	--/++?	--/++?	--/++?	++/--?	--/++?	--/++?	--/++?

Summary appraisal of Broad Locations for Wickford

Broad Location No. → No. dwellings capacity → ↓SA Objective	BL10 489	BL11a & 11b 231	BL12 467	BL13 54	BL14 433	BL15 306
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	--/?	-/?	--/?	-/?	-/?	-/?
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	0	--/?	--/?	--/?	--/?	--/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	--/?	--/?	--/?	--/?	--/?	--/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	-/?	-/?	-/?	--/?	--/?	--/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	0	0	0	0	0	0
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	0	0	0	0	0	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	0	0	0	0	0	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	+	+	+	0	+	+
8. Improve the health and wellbeing of the Borough's residents and reduce	0	0	0	0	0	0

Broad Location No. → No. dwellings capacity → ↓SA Objective	BL10 489	BL11a & 11b 231	BL12 467	BL13 54	BL14 433	BL15 306
inequalities in health related to development and the environment.						
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	0	0	0	0	0	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	0	0	+	0	0	0
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.	0	--/?	--/?	--/?	--/?	--/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	++/?	+	++/?	++/?	+/?	-/?
15. Reduce air, land 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. Adopt building and public realm designs which ensure the Borough is prepared	0	0	0	0	0	0

Broad Location No. →	BL10	BL11a & 11b	BL12	BL13	BL14	BL15
No. dwellings capacity →	489	231	467	54	433	306
↓SA Objective						
for the impacts of climate change.						
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	0	0	0	0	0	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	--/++?	--/++?	--/++?	--/++/?	--/++?	--/++/?

Broad Location SA Employment Matrices and Summary Table

Basildon Revised Preferred Options Employment Broad Location No.: 01 (Dunton Extension)

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the Green Belt and Dunton Settled Claylands Landscape Character Area (LCA 13). The Broad Location, which more or less, covers the whole of areas 66 and 67 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of open farmland located west of Laindon/Basildon. Land use is predominantly a mix of rectilinear grazed pastures and arable fields, divided by fragmented hedgerows, trees and post and wire fencing. Built development comprises roadside properties along the B148, Dunton Hall, Friern Manor and The Old Rectory. A small private fishing lake is located within the northern part of the Location. The Broad Location is considered to have a low capacity for development and holds some opportunities for commercial development with strong vehicular links given its proximity to the Ford Technical Centre and Southfields Industrial Estate. Residential properties on Lower Dunton Road would need to be screened if large scale commercial development is developed at this Location. Development would work best at this Location if it is developed to create a western extension to Basildon (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (Land Adjacent to West Mayne and Mandeville Way) as identified in the PPG17 Open Space Assessment (2010) which is located on the eastern boundary of the Location.</p>	--/?	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the 'Langdon Hills and west of Laindon Historic Environment Characterisation Area' (HECA 8) which retains historical features including the area's fieldscape which is</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p>

²⁷ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
	<p>considered to date back to the medieval period or earlier.</p> <p>This Historic Environment Zone is considered to be 'Sensitive to Change' and development in this location could have an adverse effect on historic character.</p> <p>The Location is partially located within one archaeological find area and adjacent to another. Four medieval sites or find-spots are located within these areas. There is one medieval listed building (Dunton Hall) located within the Location and two additional listed buildings located around the Broad Location (300m and 1.2km respectively). Little Burstead Conservation Area is located 2.3km north east of the Location. This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to protect and respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Location is located within 17 Protected Species Alert Areas and within 100m of Southfields Washland Local Wildlife Site (designation contains Open Mosaic Habitats on Previously Developed Land UK BAP Habitat) and Langdon Complex Local Wildlife Site (designation contains Lowland Mixed Deciduous Woodland UK BAP Habitat and ancient woodland); although it is recognised the Location is separated from the latter by the railway.</p> <p>There is therefore potential for direct and indirect negative effects on the designated sites and alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 106ha of employment land, significantly contributing to the employment land required during the plan period.</p>	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear</i></p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
			<p><i>strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
			adverse impacts on the Borough's Town Centres.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 106ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>The choice of Broad Location is not expected to have an effect on this objective.</p> <p>It is noted that Dunton Park Residential Caravan Park is located to the south of the Location. It is assumed that this would be retained as part of any development in this Broad Location.</p>	0	None required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive/negative effects of this Broad Location could be enhanced/mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
			promoted where employment development is located within close proximity to safe routes.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within an area identified as being reasonably deprived (20-40%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>This Broad Location is likely to have an uncertain significant mixed effect on this objective. The Broad Location contains one open space (Land Adjacent to West Mayne and Mandeville Way) as identified in the PPG17 Open Space Assessment (2010) which is located on the eastern boundary of the Location. It is assumed this open space will be lost as a result of development at this Location.</p> <p>The Broad Location is located within easy walking distance of Laindon and Langdon Hills residential areas, five open spaces including: Langdon Hills Nature Reserve, Great Berry Open Space, Presidents Court Open Space, Land at Coopersales Amenity Space and Land Adjacent to Mandeville Way (south west/south/south east side), South Essex Partnership NHS Trust and Presidents Court Local Centre. The Location is not within easy walking distance of an indoor leisure facility (nearest is Laindon Community Centre, 1.4km east) or a Town Centre (nearest is Laindon Town Centre, 1.4km east).</p>	+/-?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
	<p>However, two PRoW (110 and 111) are located within the Location and 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance. There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p>could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>The Broad Location is likely to have a permanent minor negative effect on this objective. The majority of the Location is defined as grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominantly greenfield (although there is existing development within the Location which includes residential properties, agricultural buildings, Dunton Hall and Friern Manor Hotel) and will therefore not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones; however, approximately two thirds of the Location is located within a Critical Drainage Area. The southern and northern parts of the Location are also susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
			risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>This Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is located within easy walking distance of Laindon and Langdon Hills residential areas, five open spaces including: Langdon Hills Nature Reserve, Great Berry Open Space, Presidents Court Open Space, Land at Coopersales Amenity Space and Land Adjacent to Mandeville Way (south west/south/south east side), South Essex Partnership NHS Trust and Presidents Court Local Centre. The Location is not within easy walking distance of an indoor leisure facility (nearest is Laindon Community Centre, 1.4km east) or a Town Centre (nearest is Laindon Town Centre, 1.4km east). However, two PRoW (110 and 111) are located within the Location and 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance. There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is well located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
			<p>may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The nearest main river to the Location is the Dunton Brook approximately 270m to the north east. The Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 5.8km to the south west of Billericay Sewage Treatments Works and is within Area 24 of the South Essex Water Cycle Study (2011) which confirms there is little existing sewage infrastructure in the area. New sewers could connect to the existing infrastructure along the northern and eastern boundary of the area. Pumping stations which serve Area 24 are likely to need upgrading in the event of receiving additional flows from development at this Broad Location.</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ²⁷	Recommendations for mitigation and enhancement
recycled or re-used			
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations</p>	<p>This Broad Location is likely to have a significant mixed effect on this objective. The Broad Location is well situated as it is immediately adjacent to the A127 and could be served by the existing the 5-arm roundabout on the A127 Southend Arterial Road connecting to Brentwood Road and West Mayne, north east of the Location. However, the A127 is expected to be close to or at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is located within easy walking distance of Laindon and Langdon Hills residential areas, five open spaces including: Langdon Hills Nature Reserve, Great Berry Open Space, Presidents Court Open Space, Land at Coopersales Amenity Space and Land Adjacent to Mandeville Way (south west/south/south east side), South Essex Partnership NHS Trust and Presidents Court Local Centre. The Location is not within easy walking distance of an indoor leisure facility (nearest is Laindon Community Centre, 1.4km east) or a Town Centre (nearest is Laindon Town Centre, 1.4km east). However, two PRoW (110 and 111) are located within the Location and 15 PRoW (60, 62, 68, 69, 79, 112x, 161, 231, 237, 238, 239, 240, 259, 260 and 262) are located within easy walking distance. There are also 19 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	<p>+/--?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 02 (Dunton Wayletts Extension)

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and predominantly the Upper Crouch Valley Farmlands Landscape Character Area (LCA 9). The western part of the Location is located within Dunton Settled Claylands (LCA 13) and Burstead Sloping Farmland (LCA 12). The Broad Location, which is located within Areas 19, 20 and 70 of the Landscape Character Assessment and Green Belt Landscape Capacity Study is described as an area of sloping grazed farmland to the north west of Basildon and includes small to large scale rectilinear fields and a small area of plotland style development associated with Dunton Wayletts. Poles Wood and Gravelpit Wood Local Wildlife Sites are located within the northern part of the Location. The Broad Location is considered to have no/very low and low capacity for development and specifically holds no capacity for commercial development to the north of Dunton Road, adjacent to Carvers Farm as it would be isolated and impact on views from to the north. The rest of the Location holds limited/low opportunities for commercial development due to the extensive open countryside to the north of the Location. Any large scale development will impact on long distance views and the green buffer separating Basildon, Little Burstead and Billericay (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.	0	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the 'Little Burstead and the land to the west of Billericay Historic Environment Characterisation Area' (HECA 1) which is predominantly rural and maintains many of its historical landscape features.	--/?	The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i>

²⁸ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
	<p>This Historic Environment Zone is considered 'Sensitive to Change'.</p> <p>Medieval moated sites and other medieval and post-medieval settlements dominate the archaeological record for the area. A Medieval site or find-spot is located within the centre of the Location and a medieval listed building is located within the western part of the Location. A second listed building is located approximately 70m north of the Location. The Broad Location is located approximately 1.4km south of Little Burstead Conservation Area. The Broad Location does not lie within an archaeological find area. Although the Location is not located within an archaeological find area, the location of the Broad Location on an existing Medieval site/find-spot and the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location. This Broad Location could therefore have permanent direct and indirect effects on Basildon's cultural heritage assets. Loss of any archaeological assets would be permanent.</p>		<p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to protect and respect the listed buildings and conservation areas and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Location contains 7 Protected Species Alert Areas and two Local Wildlife Sites including Poles Wood and Gravelpit Wood which both contain Lowland Mixed Deciduous Woodland UK BAP Habitat. There is therefore potential for direct negative effects on the designated sites and alert areas through disturbance, which could occur if the Broad Location is developed for employment.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 63ha of employment land, significantly contributing to the employment land required during the plan period.</p>	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for</i></p>

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
			<p><i>development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant</p>

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
			adverse impacts on the Borough's Town Centres.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 63ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None Required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe	The choice of Broad Location is not expected to have an effect	0	None required.

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
and feel safe to those who live in or visit them and where crime is reduced.	on this objective.		
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location is likely to have a negligible effect on this objective as the majority of the Broad Location is located within an area identified as being of average deprivation (40-60%) and a small proportion of the Location is located within an area that is not deprived (80-100%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.	0	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have a minor positive effect on this objective. The Location is located within and around Dunton Wayletts and within easy walking distance of Steeple View Open Space, Bourne Avenue Playing Fields, Former Laindon School Playing Fields and Victoria Park (although it is recognised the latter three open spaces are separated from the Location by the A127). The Location is not within easy walking distance of a health centre/hospital (nearest is South Essex Partnership NHS Trust, 750m south), indoor leisure facility (nearest is Laindon Community Centre, 1.6km south), Town Centre (nearest is Laindon Town Centre, 1.3km) or a Local Centre (nearest is Steepleview Neighbourhood Centre, 1.1km east). However, four PRoW (57, 79, 161 and 169) are located within the Broad Location and a further eight PRoW (49, 56, 58, 60, 62, 67, 68 and 69) are located within easy walking distance. There are also six bus stops within easy walking distance of the Location (although it is recognised that two of these are separated from the Location by the A127). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
12. Improve efficiency of land	This Broad Location is likely to have a permanent minor	-	The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
<p>use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings.</p>	<p>negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominantly greenfield (there is small amount of developed land which is made up of residential properties and the hamlet of Dunton Wayletts) and will therefore not be as efficient as the use of brownfield land.</p>		<p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a significant negative effect on this objective. The north western boundary of the Location is located within Flood Zones 2, 3a and 3b. Employment development should not be located in Zone 3b.</p> <p>The western part of the Location is also within a Critical Drainage Area and a Potential Surface Water Flooding Hotspot. Central parts of the Location, to the east of Southfield Chase are also susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>--/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution</p>	<p>The Broad Location is likely to have an uncertain minor positive</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design,</p>

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
<p>to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>effect on this objective. The Location is located within and around Dunton Waylets and within easy walking distance of Steeple View Open Space, Bourne Avenue Playing Fields, Former Laindon School Playing Fields and Victoria Park (although it is recognised the latter three open spaces are separated from the Location by the A127). The Location is not within easy walking distance of a health centre/hospital (nearest is South Essex Partnership NHS Trust, 750m south), indoor leisure facility (nearest is Laindon Community Centre, 1.6km south), Town Centre (nearest is Laindon Town Centre, 1.3km) or a Local Centre (nearest is Steepleview Neighbourhood Centre, 1.1km east). However, four PRoW (57, 79, 161 and 169) are located within the Broad Location and a further eight PRoW (49, 56, 58, 60, 62, 67, 68 and 69) are located within easy walking distance. There are also six bus stops within easy walking distance of the Location (although it is recognised that two of these are separated from the Location by the A127). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>		<p>construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with</p>

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
			sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>Dunton Brook runs along the north western boundary of the Broad Location and into the central part of the Location after Carvers Farm. The Location is also located as Secondary A and Secondary Undifferentiated Superficial Aquifers by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 4.3km south west of Billericay Sewage Treatments Works and is located within Area 11 of the South Essex Water Cycle Study (2011), which confirms that the area is not connected to the existing wastewater treatment network. Connection to the existing wastewater treatment network could therefore require the upgrading of existing sewers to manage the additional capacity (it is unclear whether the existing residential and farm buildings onsite are served by the existing wastewater infrastructure network).</p>	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	The Broad Location is likely to have a significant mixed effect on this objective. The Broad Location is well situated as it is immediately adjacent to the A127 and could be served by the existing 5-arm roundabout on the A127 Southend Arterial Road connecting to Brentwood Road and West Mayne, located within the Location. However, the A127 is expected to be close to or	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and</p>

SA objective	Likely effects	Significance of effect ²⁸	Recommendations for mitigation and enhancement
	<p>at capacity in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Location is located within and around Dunton Wayletts and within easy walking distance of Steeple View Open Space, Bourne Avenue Playing Fields, Former Laindon School Playing Fields and Victoria Park (although it is recognised the latter three open spaces are separated from the Location by the A127). The Location is not within easy walking distance of a health centre/hospital (nearest is South Essex Partnership NHS Trust, 750m south), indoor leisure facility (nearest is Laindon Community Centre, 1.6km south), Town Centre (nearest is Laindon Town Centre, 1.3km) or a Local Centre (nearest is Steepleview Neighbourhood Centre, 1.1km east). However, four PRoW (57, 79, 161 and 169) are located within the Broad Location and a further eight PRoW (49, 56, 58, 60, 62, 67, 68 and 69) are located within easy walking distance. There are also six bus stops within easy walking distance of the Location (although it is recognised that two of these are separated from the Location by the A127). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p><i>focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 03 (Hutton Extension)

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	This Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and West Billericay Wooded Farmlands Landscape Character Area (LCA 11). The Broad Location, which is located within areas 8, 9A and 9B of the Landscape Character Assessment and Sensitivity Study is described as an area of sloping arable farmland to the west of Billericay. The majority of the fields are separated by fragmented clipped hedgerows; however, the north eastern part of the Location is relatively well enclosed by tree belts and good quality hedgerows. The majority of the Location is considered to be a landscape which holds no/very low or low capacity for development and holds limited opportunities for commercial development unless it is small scale and linked to existing farms or commercial properties on Laindon Road. The north east corner of the Location is considered to be an area which has a high capacity for development. However, this area of the Location holds no opportunities for commercial development (LCA, 2013). The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.	0	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>This Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the 'Little Burstead and the land to the west of Billericay Historic Environment Characterisation Area' (HECA 1) which is predominantly rural and maintains many of its historical landscape features.</p> <p>This Historic Environment Zone is considered 'Sensitive to Change' and as such an overall score of (-/?) against this SA objective is considered appropriate.</p> <p>Medieval moated sites and other medieval and post-medieval settlements dominate the archaeological record</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>

²⁹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
	<p>for the area. The Location is partially located within one archaeological find area and one medieval site or find-spot is also located within the Location. Located immediately south, at Blunts Farm, are additional roman and medieval sites or find- spots. Billericay Conservation Area is located approximately 600m east of the Location and there are no listed buildings located within the Location (nearest is 720m east).</p>		<p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Location is located within five Protected Species Alert Areas and is approximately 1.2km from Mill Meadows SSSI (currently considered to be in an unfavourable but recovering condition and includes Lowland Meadow UK BAP Habitat) and 1.9km from Norsey Wood SSSI (currently considered to be in a favourable condition and includes Lowland Mixed Deciduous Woodland UK BAP Habitat). It is recognised that the Broad Location is separated from the SSSIs by the built up area of Billericay and major roads.</p> <p>It is therefore considered there is potential for indirect negative effects on the designated sites and direct and indirect effects on the alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 46ha of employment land, significantly contributing to the employment land required during the plan period.</p>	<p>++</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of</i></p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
			<p><i>land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough's Town Centres.</p>
<p>6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 46ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training</p>	<p>++</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and</i></p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
	opportunities and develop new skills.		<p><i>environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The broad location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a marginal effect on this objective. The Broad Location is located within an area of the Borough recognised as falling within the least deprived 20% of the country (80-100%) (IMD Mapping). Furthermore, given that the land is greenfield land, there is limited regeneration and renewal potential.	0	<p>The marginal positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	This Broad Location is likely to have a minor positive effect on this objective. The Broad Location is within easy walking distance of Billericay and Tye Common residential areas, six open spaces including: Billericay Football, Cricket and Tennis Clubs, Land at Mountnessing Road Amenity Space, Quilters Primary School Playing Fields and Sun Corner Amenity Space, Billericay Community Hospital and Western Road Local Centre. The Location is not within easy walking distance of an indoor leisure facility (nearest is UK Wing Chun Kung Fu, 950m east) or a town centre (nearest is Billericay Town Centre, 660m east). However, one PRoW (14) is located within the Broad Location and seven more PRoW (10, 11, 22, 23, 45, 96 and 165) are located within easy walking distance of the Location. There are also 21 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
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	This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also greenfield and will therefore not be as efficient as the	-	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
buildings.	use of brownfield land.		<p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The western boundary of the Location is located within Flood Zones 2 and 3a and the central and eastern parts of the Location are susceptible to surface water flooding. The Location is not located within a Critical Drainage Area.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce	This Broad Location is likely to have a minor positive effect on this objective. The Broad Location is within easy walking distance of Billericay and Tye Common residential areas, six open spaces including: Billericay Football, Cricket and Tennis Clubs, Land at Mountnessing Road Amenity Space, Quilters Primary School Playing Fields and Sun Corner Amenity Space, Billericay Community Hospital and Western Road Local Centre. The Location is not within easy walking	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing</i></p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
the reliance on fossil fuels.	<p>distance of an indoor leisure facility (nearest is UK Wing Chun Kung Fu, 950m east) or a town centre (nearest is Billericay Town Centre, 660m east). However, one PRoW (14) is located within the Broad Location and seven more PRoW (10, 11, 22, 23, 45, 96 and 165) are located within easy walking distance of the Location. There are also 21 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>		<p><i>climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>Haveringsgrove Brook runs along the western boundary of</p>	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
	<p>the Location and a second stream runs through the eastern part of the Location. Parts of the Broad Location are located as Secondary Undifferentiated and Secondary A Superficial Aquifers and Secondary A Bedrock Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 1.3km south of Shenfield and Hutton Sewage Treatment Works and is within Area 10 of the South Essex Water Cycle Study (2011) which confirms the area is not connected to the existing network. Connection to the existing wastewater treatment network, whether it be Basildon, Billericay or Shenfield and Hutton could require upgrading of existing sewers.</p>		<p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>The Broad Location is likely to have a significant mixed effect on this objective. The Broad Location is well situated as it is immediately adjacent to Western Road. However, if traffic from this Broad Location is to travel north to the 4-arm junction on the A129 connecting Western Road and Tye Common Road, a number of the arms of the junction are likely to experience congestion in 2031 as a result of LDF sites (Assessment of Impact of Potential Core Strategy Sites on Existing Junctions, 2012).</p> <p>The Broad Location is within easy walking distance of Billericay and Tye Common residential areas, six open spaces including: Billericay Football, Cricket and Tennis Clubs, Land at Mountnessing Road Amenity Space, Quilters Primary School Playing Fields and Sun Corner Amenity</p>	+ / - ?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p>

SA objective	Likely effects	Significance of effect ²⁹	Recommendations for mitigation and enhancement
	<p>Space, Billericay Community Hospital and Western Road Local Centre. The Location is not within easy walking distance of an indoor leisure facility (nearest is UK Wing Chun Kung Fu, 950m east) or a town centre (nearest is Billericay Town Centre, 660m east). However, one PRoW (14) is located within the Broad Location and seven more PRoW (10, 11, 22, 23, 45, 96 and 165) are located within easy walking distance of the Location. There are also 21 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 04 (Barleylands Depot)

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within the Green Belt and Upper Crouch Valley Farmland Landscape Character Area (LCA 9). The Broad Location, which is located within Area 22 of the Landscape Character and Green Belt Landscape Capacity Study is located on the footprint of the existing Barleylands Council Depot. Area 22 is considered to be a landscape which has no/very low capacity for development (LCA, 2013). The Broad Location's footprint accounts for a fraction of the whole of Area 22 and it is considered that the assessment isn't completely applicable to the Location. Notwithstanding this, the assessment specifically acknowledges there are small scale opportunities for commercial development at the Location (LCA,2013). Furthermore, redevelopment of this Location will not encroach into greenfield land and the land surrounding the Location will continue to play its role as Green Belt, preventing the coalescence of Basildon and Billericay. However, the effect is uncertain as it is not clear how the Broad Location will be designed and, subsequently, whether it will have a positive effect on the character of the Upper Crouch Valley Farmland Landscape Character Area.	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.	0	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	The Broad location is likely to have an uncertain minor negative effect on this objective. The Location is located within the 'The Little Burstead and the Land to the West of Billericay Historic Environment Characterisation Area' (HECA 1) which is predominately rural in character and retains many of its historical landscape features relating to the rural environment especially ancient woodland sites.. This Historic Environment Zone is considered to be	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the</i></p>

³⁰ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
	<p>'Sensitive to Change' and as such an overall minor negative (-/?) score is considered appropriate.</p> <p>The Location is not within an archaeological find area. However, a find area and medieval site or find-spot are located approximately 250m south of the Location. Noak Bridge Conservation Area is located approximately 800m to the south and Great Burstead Conservation Area is located approximately 1.1km to the north of the Location. The nearest listed building to the Location is approximately 850m to the south west of the Location. Although the Location is not within an archaeological find area, it is understood that there has been a lack of archaeological works undertaken in the area which could suggest there is potential for archaeological finds within this Location. This Broad Location could therefore have direct effects on Basildon's archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p><i>intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Location is located within a Protected Species Alert Area and a number of additional alert areas are immediately adjacent and within the vicinity of the Broad Location. The Broad Location is not within easy walking distance of a Local Wildlife Site (nearest is River Crouch at Noak (designation includes Open Mosaic Habitats on Previously Developed Land UK BAP Habitat), 1.1km west).</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent minor positive effect on this objective. The Broad Location has the potential to deliver a total of 4ha of employment land, contributing to the employment land required during the plan period.</p>	<p>+</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
			<p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough's Town Centres.</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
<p>6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. The Broad Location has the potential to deliver a total of 4ha of employment land. As such, it is considered that the Location holds opportunities for a number of people to access training opportunities and develop new skills.</p>	<p style="text-align: center;">+</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
<p>7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p style="text-align: center;">0</p>	<p>None required.</p>
<p>8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.</p>	<p>The broad location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.</p>	<p style="text-align: center;">+</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'</i>.</p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within an area identified as being reasonably deprived (20-40%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within proximity to the Broad Location.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have a minor positive effect on this objective. The Location is located within easy walking distance of six open spaces including: Forest Glade Football Club, Land to South West of Barleylands Depot Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities and Land North West of Barleylands Farm Shop Outdoor Sports Facilities and the Be Well Clinic. The Location is not within easy walking distance of an indoor leisure facility (nearest is Festival Leisure Park, 1.7km south east), local centre (nearest is Steepleview Neighbourhood Centre, 1.5km south west) or a town centre (nearest is Landon Town Centre, 1.7km south west). However, five PRoW (61, 62, 63, 200 and 229) and seven bus stops are located within easy walking distance of the Location (two bus stops are immediately adjacent the eastern boundary of the Location). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
	manner.		
<p>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.</p>	<p>The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is located on the footprint of the existing Barleylands Depot and; therefore, is located on brownfield land. It is uncertain at the moment whether development at this Location will require the demolition of the existing buildings or if materials from any demolition work will be re-used.</p>	<p>+/?</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development proposals to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods. An area based policy for this location could require applicants, where feasible, to use as much of the existing building materials onsite as possible.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The northern half of the Broad Location is located within Flood Zone 2 and Flood Zone 3a is immediately adjacent to the western boundary of the Location. Although the Location is not located within a Critical Drainage Area, parts of the southern half of the Location are susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Location is within easy walking distance of six open spaces including: Forest Glade Football Club, Land to South West of Barleylands Depot Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities and Land North West of Barleylands Farm Shop Outdoor Sports Facilities and the Be Well Clinic. The Location is not within easy walking distance of an indoor leisure facility (nearest is Festival Leisure Park, 1.7km south east), local centre (nearest is Steepleview Neighbourhood Centre, 1.5km south west) or a town centre (nearest is Landon Town Centre, 1.7km south west). However, five PRoW (61, 62, 63, 200 and 229) and seven bus stops are located within easy walking distance of the Location (two bus stops are immediately adjacent the eastern boundary of the Location). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Strategic Flood Risk Assessment, 2011.</p> <p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
			<p>design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The northern boundary of the Broad Location is immediately adjacent to the River Crouch and the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is located approximately 2.4km south of the Billericay Sewage Treatment Works and is within Area 14 of the South Essex Water Cycle Study (2011) which has a 375mm diameter combined sewer main that passes through centrally and discharges near the Barleylands Council Depot. Discharge at the Depot is thought to be from combined sewer overflows. It is considered this infrastructure is likely to need upgrading should there be additional flows from new development and a new connection made to the sewer.</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ³⁰	Recommendations for mitigation and enhancement
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations</p>	<p>The Broad Location is likely to have a mixed effect on this objective. The Broad Location is not well situated with regards to the strategic road network (Location is off Barleylands Road). Therefore, it is considered the Location may increase traffic movements, although this is uncertain.</p> <p>The Location is located within easy walking distance of six open spaces including: Forest Glade Football Club, Land to South West of Barleylands Depot Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities and Land North West of Barleylands Farm Shop Outdoor Sports Facilities and the Be Well Clinic. The Location is not within easy walking distance of an indoor leisure facility (nearest is Festival Leisure Park, 1.7km south east), local centre (nearest is Steepleview Neighbourhood Centre, 1.5km south west) or a town centre (nearest is Landon Town Centre, 1.7km south west). However, five PRoW (61, 62, 63, 200 and 229) are located within easy walking distance. There are also seven bus stops within easy walking distance of the Location (two of which are immediately adjacent the eastern boundary of the Location). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 05 (North Basildon Extension)

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad location is located within the Green Belt and Doeshill Farmlands Landscape Character Area (LCA 7). The Broad Location, which more or less covers the whole of areas 35 and 36 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of farmland south of Borwick Lane located between Crays Hill, Basildon and Wickford. Field patterns are defined by medieval hedges with large oak trees, and roads within the area are lined with field ditches. Land in between Old Nevendon Road and Nevendon Road (A132) has been left unmanaged and is currently overgrown with scrub. Located in the centre of the area is Noke Wood Local Wildlife Site. The woodland sustains various protected species and is a mix of recent mature vegetation and ancient woodland. The Broad Location includes an area of attenuation ponds (Nevendon Washlands), serving Basildon to the south and recently constructed to replace the Burnt Mills Washland on Courtauld Road, Basildon, which is now being redeveloped. There is a line of electricity pylons running east- west and a second line runs north-south which meet at the electricity transformer at the end of Woodland Lane. There are a few 1940's detached houses with paddocks aligning Old Nevendon Road.</p> <p>The land to the west of Nevendon Road (A132) within the Broad Location is considered to be a landscape which has no/very low capacity for development and holds no significant opportunities for commercial development due to the strong landscape condition, openness to public view from Borwick Lane and Gardiners Lane North, importance of views from Noke Wood and the importance of preventing the coalescence of Basildon and Wickford. The land to the east of Nevendon Road (A132) within the Broad Location is considered to have a low capacity for development and holds no opportunities for commercial development due to the area's role in preventing the coalescence of Basildon and Wickford (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>

³¹ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.	0	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad location is likely to have an uncertain significant negative effect on this objective. The Location is located within the 'The Ramsdens Historic Environment Characterisation Area' (HECA 5) which is largely rural with distinct blocks of former plotlands.</p> <p>This Broad Location falls within two sub-portions of HECA 5 (the majority is within 5.4: Land West of Wickford and a small area of land further to the west is within 5.1 Ramsden Crays-Crays Hill). The majority of the Broad Location (HECA 5.4) is considered to be 'Highly Sensitive to Change' (the area within 5.1 is 'Sensitive to Change') as such the potential impact of development is considered to be significant adverse (-/?).</p> <p>The Location is located within four medieval sites or find-spots. There are also a number of additional Palaeolithic, Mesolithic, bronze-age, iron-age, Roman and medieval sites or find-spots within close proximity to the boundary of the Location. An archaeological find area is located immediately adjacent to the north east corner of the Location. Two medieval listed buildings are also located immediately adjacent to the Location (south and north respectively) and an additional listed building is located approximately 130m west of the Location. Two listed buildings are located between 1-1.2km north of the Location and could have clear view of development at this Location. A further four listed buildings are located approximately 490m south of the Location, although it is recognised that the A127 separates the Location from this group of assets. Noak Bridge Conservation Area is approximately 2.4km west of the Broad Location. This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
3. Protect, conserve and enhance the Borough's	The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is	-/?	The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
biodiversity and the habitats which support it.	<p>located within 14 Protected Species Alert Areas and Noke Wood Local Wildlife Site (designation includes Lowland Mixed Deciduous Woodland UK BAP Habitat). The Broad Location is also within 100m of Nutton's Wood Local Wildlife Site (designation includes Lowland Mixed Deciduous Woodland UK BAP Habitat)</p> <p>There is therefore potential for direct and indirect negative effects on the designated sites and alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 116ha of employment land, significantly contributing to the employment land required during the plan period.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial	This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of	?	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF: <i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the</i></p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
development.	detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.		<p><i>management and growth of centres over the plan period</i>’.</p> <p><i>‘Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre’.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough’s Town Centres.</p>
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 116ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>‘Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...’</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
those in most need locally.			
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'</i>.</p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the western part of the Broad Location is located within an area identified as being reasonably deprived (20-40%) (the remainder of the Location is not considered to be deprived) (60-80%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development</p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
<p>11. Improve accessibility to and enhance local services and facilities.</p>	<p>The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is within easy walking distance of Great Wasketts and Wickford residential areas, 10 open spaces including: Cranfield Park, Bromfords School Playing Fields, Grange Primary School Playing Fields, Castledon School Playing Fields, Christopher Martin Road Open Space, BAE Systems Club, Royal Mail Sports and Social Club, Ford Sports and Social Club, Basildon Rugby Club, Basildon Football Club(it is recognised the latter six open spaces are separated from the Location by the A127), four indoor leisure facilities including: Selex Sports and Leisure Club, Bromford Sports Centre, Eurofitness Health Club and South Essex Gymnastics Centre (the latter two separated by the A127), Hullbridge Clinic, Phoenix House Primary Care Trust (separated by the A127) and Pacoke Road/Honeywood Road Local Centre (separated by the A127, Nevendon Road Local Centre is located approximately 680m from the Location but is not separated by the A127). The Broad Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.4km north east). However, three PRoW (78, 84 and 85) are located within the Location and an additional 11 PRoW (69, 70, 82, 83, 86, 87, 88, 89, 90, 106 and 264) are within easy walking distance of the Location. There are also 13 bus stops located within easy walking distance of the Location, although it is recognised seven of these are separated from the Location by the A127. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	<p style="text-align: center;">+</p>	<p>renews and enhances where people live or work.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>“take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominately greenfield (there is existing development within the Location which includes residential and agricultural uses) and will therefore not be as efficient as the use of brownfield land.</p>	<p style="text-align: center;">-</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’</i></p> <p><i>‘support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...’</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
			<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have a minor negative effect on this objective. The eastern tips of the Location are located within Flood Zones 2 and 3a and Flood Zone 3b is immediately adjacent to the eastern boundary of the Location. The north eastern tip is also located within a Critical Drainage Area. In addition to the above, the majority of the area to the east of Nevendon road is susceptible to surface water flooding. Parts of the northern and western areas of the Location are also susceptible.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is within easy walking distance of Great Wasketts and Wickford residential areas, 10 open spaces including: Cranfield Park, Bromfords School Playing Fields, Grange Primary School Playing Fields, Castledon School Playing Fields, Christopher Martin Road Open Space, BAE Systems Club, Royal Mail Sports and Social Club, Ford Sports and Social Club, Basildon Rugby Club, Basildon Football Club (it is recognised the latter six open spaces are separated from the Location by the A127), four indoor leisure facilities including: Selex Sports and Leisure Club, Bromford Sports Centre, Eurofitness Health Club and South Essex Gymnastics Centre (the latter two separated by the A127), Hullbridge Clinic, Phoenix House Primary Care Trust (separated by the A127) and Pacoke Road/Honeywood Road Local Centre (separated by the A127,</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage</p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
	<p>Nevendon Road Local Centre is located approximately 680m from the Location but is not separated by the A127). The Broad Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.4km north east). However, three PRow (78, 84 and 85) are located within the Location and an additional 11 PRow (69, 70, 82, 83, 86, 87, 88, 89, 90, 106 and 264) are within easy walking distance of the Location. There are also 13 bus stops located within easy walking distance of the Location, although it is recognised seven of these are separated from the Location by the A127. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>		<p>higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably well located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>Nevendon Brook is located approximately 40m to the north of the Location and the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Broad Location is located approximately 550m north of the Basildon Sewage Treatment Works and is within Areas 17 and 18 of the South Essex Outline Water Cycle Study (2011) which confirms there is no existing sewer network west of Nevendon Road. To the east of Nevendon Road there are 225mm and 300mm main trunk sewers currently in use which suggests upgrades maybe required if significant new development were to be located here. Modelling of the adjacent networks will be required to determine the amount of development which can be located within this Broad Location.</p>	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	The Broad Location is likely to have a significant mixed effect on this objective. The Broad Location is well situated as it is immediately adjacent the A127 and A132 and could be served by the existing 4-arm signalised roundabout on the A127 Southend Arterial road connecting to the A132 Nevendon Road. However, as a result of LDF sites, it is expected that by 2031 the A132 Nevendon Road approach will be at saturation, inevitably leading to high levels of congestion (Assessment of Impact of Potential Core Strategy	+/--?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41,</p>

SA objective	Likely effects	Significance of effect ³¹	Recommendations for mitigation and enhancement
	<p>Sites on Existing Junctions, 2012).</p> <p>The Broad Location is within easy walking distance of Great Wasketts and Wickford residential areas, 10 open spaces including: Cranfield Park Open Space, Bromfords School Playing Fields, Grange Primary School Playing Fields, Castledon School Playing Fields, Christopher Martin Road Open Space, BAE Systems Club, Royal Mail Sports and Social Club, Ford Sports and Social Club, Basildon Rugby Club, Basildon Football Club (it is recognised the latter six open spaces are separated from the Location by the A127), four indoor leisure facilities including: Selex Sports and Leisure Club, Bromford Sports Centre, Eurofitness Health Club and South Essex Gymnastics Centre (the latter two separated by the A127), Hullbridge Clinic, Phoenix House Primary Care Trust (separated by the A127) and Pacoke Road/Honeywood Road Local Centre (separated by the A127, Nevendon Road Local Centre is located approximately 680m from the Location but is not separated by the A127). The Broad Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.4km north east). However, three PRow (78, 84 and 85) are located within the Location and an additional 11 PRow (69, 70, 82, 83, 86, 87, 88, 89, 90, 106 and 264) are within easy walking distance of the Location. There are also 13 bus stops located within easy walking distance of the Location, although it is recognised seven of these are separated from the Location by the A127. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p>109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 06 (East Wickford Extension)

SA objective	Likely effects	Significance of effect ³²	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and Shotgate and North Wickford Urban Fringe Local Character Area (LCA 5). The Broad Location, which more or less covers the whole of Area 44 of the Landscape Character and Green Belt Landscape Capacity Study is described as a flat area of mixed landuse on the north east fringe of Shotgate, south of the River Crouch. The eastern side of the Location is clearly visible from the A130 and the north eastern side of the area is arable fields with medieval hedgerows and an open, rural character. The fields west of Shot Farm are currently unmanaged and self-seeded young trees and shrubs are establishing. The Broad Location is considered to be a landscape which has a medium capacity for development which specifically holds no opportunities for commercial development due to the scale and character of adjoining residential area to the west and arable landscape to the east (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	<p>0</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>
<p>2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the 'Shotgate Historic Environment Characterisation Area' (HECA 7) which is described as a small area in the north-east of the Borough, made-up of the gently sloping southern bank of the River Crouch and contains the historic settlement of Shot Farm surrounded by co-axial, rectilinear field pattern which is possibly Middle Saxon in origin.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such development within this</p>	<p>--/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>

³² Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

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	<p>location would result in significant adverse effects on this SA objective.</p> <p>Archaeological excavation and stray finds have established that the area has a rich history of occupation. For example, the Iron Age and Roman settlement at Beauchamps farm to the west of the zone is thought to extend into the Broad Location. There is also potential for palaeoenvironmental deposits along the banks of the River Crouch (HEC, 2010). The Broad Location is located within three archaeological find areas and a number of Palaeolithic, Neolithic, bronze-age, iron-age, Roman and medieval sites or find-spots. Sites and find-spots from the above periods and Saxon period can also be found surrounding the Broad Location. The Broad Location surrounds two medieval listed buildings at Shots Farm and is located between approximately 150m-280m north west of an additional two listed buildings. There are no Conservation Areas within Wickford. This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains 12 Protected Species Alert Areas and is located approximately 1.4km south west of the Crouch and Roach Estuaries SSSI (unit 31) (currently considered to be in an unfavourable but recovering condition) and Crouch and Roach Estuaries (Mid Essex Coast Phase 3) SAC, SPA and Ramsar sites.</p> <p>There is therefore potential for direct and indirect negative effects on the designated sites and alert areas through disturbance and visitor pressure, which could occur if the Broad Location is developed for employment.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 82ha of employment land, significantly contributing to the employment land required during the plan period.</p>	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as</i></p>

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			<p><i>land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support</p>

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			employment development where there are no significant adverse impacts on the Borough's Town Centres.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 82ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close</p>

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			proximity to safe routes.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This Broad Location is likely to have a marginal effect on this objective. The Broad Location is located within an area of the Borough recognised as falling within less deprived areas of the country (60-80% and 80-100%) (IMD Mapping). Furthermore, given that the land is greenfield land, there is limited regeneration and renewal potential.	0	<p>The marginal positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is located within easy walking distance of Wickford and Shotgate residential areas, six open spaces including: Shotgate Recreation off Fanton Gardens, Giddings Copse Nature Reserve, Wickford Memorial Park, Southend Road Recreation Ground, Land at Hodgson Way/Fanton Chase Amenity Space, Hilltop Primary School Playing Fields and Beauchamps School Playing Fields(although it is recognised the railway line separates the Location from Wickford Memorial Park and the school playing fields), an indoor leisure facility (Beauchamps School), Southend Road Doctor's Surgery and Shotgate and Southend Road/Hill Road Local Centres . The Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.5km west). However, one PRoW (104) is located within the Location and an additional ten PRoW (8, 10, 16, 17, 23, 58, 60, 61, 103 and 219) are located within easy walking distance of the Location. There are also 11 bus stops located within easy walking distance of the Location. It is	+/?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements</p>

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	therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.		or the Community Infrastructure Levy.
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.	This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominantly greenfield (there is an existing commercial use within the Broad Location) and will therefore not be as efficient as the use of brownfield land.	-	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The eastern part of the Location is located within Flood Zones 2 and 3a and areas of land around the Flood Zones are susceptible to surface water flooding. The Location is not located within a Critical Drainage Area.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage</p>

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			<p>systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is located within easy walking distance of Wickford and Shotgate residential areas, six open spaces including: Shotgate Recreation off Fanton Gardens, Giddings Copse Nature Reserve, Wickford Memorial Park, Southend Road Recreation Ground, Land at Hodgson Way/Fanton Chase Amenity Space, Hilltop Primary School Playing Fields and Beauchamps School Playing Fields (although it is recognised the railway line separates the Location from Wickford Memorial Park and the school playing fields), an indoor leisure facility (Beauchamps School), Southend Road Doctor's Surgery and Shotgate and Southend Road/Hill Road Local Centres. The Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.5km west). However, one PRoW (104) is located within the Location and an additional ten PRoW (8, 10, 16, 17, 23, 58, 60, 61, 103 and 219) are located within easy walking distance of the Location. There are also 11 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is well located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/-?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p>

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			<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The River Crouch and Rawreth Brook run along the northern and eastern boundaries of the Location respectively and the North Benfleet Brook is approximately 210m to the east of the Location. The Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is immediately adjacent to the Wickford Sewage Treatment Works and is within Area 1 of the South Essex Outline Water Cycle Study (2011) which describes the Wickford network as a combination of gravity sewers and pumped raising mains. As the Broad Location is immediately adjacent to the Wickford Sewage Treatment Works, development at the Location could connect directly to the terminal sewer with no need to upgrade the existing sewer network.</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF:</p> <p>94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and</p>	<p>The choice of Broad Location is not expected to have an effect</p>	<p>0</p>	<p>None required.</p>

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increase the amount of waste which is recycled or re-used	on this objective.		
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is well situated as it is immediately adjacent to Southend Road (A129) and the A130. Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include: A132 Runwell Road/Church End Lane, A132/ A132 Runwell Road, A132/A129 London Road and A129 London Road/Nevedon Road (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location is located within easy walking distance of Wickford and Shotgate residential areas, six open spaces including: Shotgate Recreation off Fanton Gardens, Giddings Copse Nature Reserve, Wickford Memorial Park, Southend Road Recreation Ground, Land at Hodgson Way/Fanton Chase Amenity Space, Hilltop Primary School Playing Fields and Beauchamps School Playing Fields (although it is recognised the railway line separates the Location from Wickford Memorial Park and the school playing fields), an indoor leisure facility (Beauchamps School), Southend Road Doctor’s Surgery and Shotgate and Southend Road/Hill Road Local Centres. The Location is not within easy walking distance of a town centre (nearest is Wickford Town Centre, 1.5km west). However, one PRoW (104) is located within the Location and an additional ten PRoW (8, 10, 16, 17, 23, 58, 60, 61, 103 and 219) are located within easy walking distance of the Location. There are also 11 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	+/--?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>‘actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable’</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 08 (Burnt Mills Extension)

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and North Benfleet and Nevendon Settled Claylands Landscape Character Area (LCA 4). The Broad Location, which more or less covers Area 52 of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of small/medium scale arable farmland and grazing land to the north east of Basildon. Landscape is in good condition with a historic field pattern and strong network of hedgerows and occasional mature hedgerow trees. The Broad Location is considered to be a landscape which has medium capacity for development and specifically no opportunities for commercial development due to the adverse impacts development would have on the high quality and good condition of the landscape, openness to public view from adjoining roads and public footpaths, strength of historic landscape character and the role the area plays in separating Basildon and New Thundersley (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	0	<p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective.</p> <p>The Broad Location is located within 'North Benfleet and Bowers Gifford Historic Environment Characterisation Area' (HECA 10) which is described as a large rural landscape on the urban edge with historic field patterns. The area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such development in this</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p>

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SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
	<p>location could have significant adverse effects (--/?) on this SA objective.</p> <p>One medieval site or find-spot is located within the Broad Location and a number of additional medieval sites and find-spots are located along the eastern and southern boundaries of the Location. There are also two archaeological find areas adjacent to the southern boundary. One medieval listed building is located at Bradfield's Farm to the south of the Location and an additional three listed buildings are located along the southern and eastern boundaries of the Location. An additional listed building is located approximately 590m to the south west of the Location. This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>		<p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to protect and respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Location is located within one Protected Species Alert Area and is approximately 4.9km south west of the Crouch and Roach Estuaries (Mid Essex Coast Phase 3) SAC, SPA and Ramsar sites. There is therefore potential for direct and indirect negative effects on the designated sites and protected species alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 44ha of employment land, significantly contributing to the employment land required during the plan period.</p>	<p>++</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
			<p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough's Town Centres.</p>
<p>6. Improve educational attainment and social</p>	<p>This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the</p>	<p>++</p>	<p>The potential positive effects of this Broad Location could be</p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
inclusion, especially in the most deprived areas of the Borough.	potential to deliver a total of 44ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.		<p>enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
and feel safe to those who live in or visit them and where crime is reduced.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the majority of the Location is located within an area identified as being reasonably deprived (20-40%) (the western area of the Location is an area identified as being deprived (40-60%)) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is located within easy walking distance of Felmore and North Benfleet residential areas, Choso Martial Arts Academy, St. Andrews Healthcare and six open spaces including: Rushley Park, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Garden/Fairfax Drive Amenity Space, All Saint's Churchyard, Wick Country Park and Cranfield Park (although it is recognised the A127 separates the Location from the latter two). The Broad Location is not within easy walking distance of a local centre (nearest is Felmores Court Local Centre, 1.2km south west) or a town centre (nearest is Pitsea Town Centre, 2.2km south west). However, one PRoW (214) is located within the Location and an additional eight PRoW (89, 100, 143, 145, 146, 147, 148 and 227) (it is recognised that the A127 separates PRoW 100 from the Location) are located within easy walking distance of the Location. There are also seven bus stops within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also greenfield and will therefore not be as efficient as the use of brownfield land.</p>	-	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The eastern part of the Location is located within Flood Zones 2 and 3a and areas of land around the Flood Zones are susceptible to surface water flooding. Additional areas within the southern and western parts of the Location are also susceptible to surface water flooding. The Location is not located within a Critical Drainage Area.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is located within easy walking distance of Felmore and North Benfleet residential areas, Choso Martial Arts Academy, St. Andrews Healthcare and six open spaces including: Rushley Park, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Garden/Fairfax Drive Amenity Space, All Saint's Churchyard, Wick Country Park and Cranfield Park (although it is recognised the A127 separates the Location from the latter two). The Broad Location is not within easy walking distance of a local centre (nearest is Felmores Court Local Centre, 1.2km south west) or a town centre (nearest is Pitsea Town Centre, 2.2km south west). However, one PRoW (214) is located within the Location and an additional eight PRoW (89, 100, 143, 145, 146, 147, 148 and 227) (it is recognised that the A127 separates PRoW 100 from the Location) are located within easy walking distance of the Location. There are also seven bus stops within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's</p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
			contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>North Benfleet Brook runs along the eastern boundary of the Location and the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Location is approximately 1.2km east of Basildon Sewage Treatment Works and is within Area 19 of the South Essex Outline Water Cycle Study (2011) which confirms there are 225mm and 300mm main trunk sewers currently in use which suggests upgrades maybe required if significant new development were to be located here. Modelling of the adjacent networks will be required to determine the amount of development which can be located within this Broad Location.</p>	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad</p>	+/-?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and</i></p>

SA objective	Likely effects	Significance of effect ³³	Recommendations for mitigation and enhancement
sustainable locations	<p>Location and therefore vulnerable to congestion at peak times include: A127 / A132 Nevendon Interchange (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location is located within easy walking distance of Felmore and North Benfleet residential areas, Choso Martial Arts Academy, St. Andrews Healthcare and six open spaces including Rushley Park, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Garden/Fairfax Drive Amenity Space, All Saint's Churchyard, Wick Country Park and Cranfield Park (although it is recognised the A127 separates the Location from the latter two). The Broad Location is not within easy walking distance of a local centre (nearest is Felmores Court Local Centre, 1.2km south west) or a town centre (nearest is Pitsea Town Centre, 2.2km south west). However, one PRoW (214) is located within the Location and an additional eight PRoW (89, 100, 143, 145, 146, 147, 148 and 227) (it is recognised that the A127 separates PRoW 100 from the Location) are located within easy walking distance of the Location. There are also seven bus stops within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p><i>focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 09 (East Basildon Extension)

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is within the Green Belt and Bowers Gifford and North Benfleet Farmlands Landscape Character Area (LCA 3). The Broad Location, which more or less covers areas 50, 51a and 51b of the Landscape Character and Green Belt Landscape Capacity Study is described as an area of sloping arable farmland clearly visible from the A130 and higher ground in Castle Point to the East. The area has a strong rural character and forms part of an important swathe of open land which separates North Benfleet, Wickford and South Benfleet/Thundersley. Existing development within the area includes a small hamlet centred around North Benfleet Church and hall. The central and eastern areas of the Broad Location are considered to be a landscape of high sensitivity and the western part is considered to be a landscape of moderate sensitivity.</p> <p>The eastern part of the Broad Location is considered to have a low capacity for development and specifically holds limited opportunities for small scale commercial development adjacent to the junction between the A127 and A130 within the currently developed area. The central part of the Location is considered have no/very low capacity for development and the western part a medium capacity for development. However, both the central and western parts of the Location hold no opportunities for commercial development due to the rural character of the landscape, significance of the area as a strategic green corridor between Thundersley, Basildon and Wickford, openness to public view from the A130 and from elevated points in Castle Point to the east, importance of historic setting of All Saint's Church, North Benfleet and hall and importance of the historic character of the landscape (LCA, 2013).</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	<p>--/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
<p>1. Conserving and enhancing the diverse natural and urban landscape,</p>	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains one open space (All Saint's Churchyard) as identified</p>	<p>--/?</p>	

³⁴ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
countryside and green spaces, of Basildon Borough.	in the PPG17 Open Space Assessment (2010) which covers a small parcel of land within the centre of the Location.		
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective.</p> <p>The Broad Location is located within 'North Benfleet and Bowers Gifford Historic Environment Characterisation Area' (HECA 10) which is described as a large rural landscape on the urban edge with historic field patterns. The area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such development in this location could have significant adverse effects on this SA objective.</p> <p>The Broad Location is located within two archaeological find areas and a number of Mesolithic, Neolithic, bronze-age, iron-age, Roman, Saxon and medieval sites or find-spots. Additional medieval sites or find-spots are located within close proximity of the Location. One medieval listed building is located within the Broad Location and five more are located between 40m- 450m of the location (four to the north and one to the south). This Broad Location could therefore have permanent indirect and direct effects on Basildon's cultural heritage and archaeological assets. Loss of any archaeological assets would be permanent.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to protect and respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is located within 19 Protected Species Alert Areas and is approximately 4.4km south west of Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SAC, SPA and Ramsar and 3.7km north west of Benfleet and Southend Marshes SPA and Ramsar. The Location is also located approximately 1.9km from Thundersley Great Common SSSI (unit 1) (currently considered to be in an unfavourable but recovering condition) and 1.7km from Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5, currently considered to be in a favourable condition and units 6 and 7 are, currently considered to be in an unfavourable condition but recovering) (designation includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Habitat). There is therefore potential for direct and indirect</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
	negative effects on designated sites and protected species alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.		
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 206ha of employment land, significantly contributing to the employment land required during the plan period.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.	?	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF: <i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'</i>.</p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge</i></p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
			<p><i>of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough's Town Centres.</p>
<p>6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 206ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.</p>	<p>++</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
<p>7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health</p>	<p>The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.</p>	<p>+</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p>'Access to high quality open space and opportunities for sport</p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
related to development and the environment.			<p><i>and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the Location is located within an area identified as being reasonably deprived (20-40%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have an uncertain significant mixed effect on this objective. The Broad Location contains one open space (All Saint's Churchyard) as identified in the PPG17 Open Space Assessment (2010) which covers a small parcel of land within the centre of the Location. It is assumed	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver</i></p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
	<p>this open space will be lost as a result of development at this Location.</p> <p>The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is within easy walking distance of North Benfleet and New Thundersley residential areas (although it is recognised the A130 separates New Thundersley from the Location), three open spaces including: Westlake Park, Bowers Gifford Allotments and St.Margarets CofE Primary School Playing Fields and St. Andrews Healthcare. The Broad Location is not within walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km west), local centre (nearest are Rectory Road 1 and 2 Local Centres, 1.8km west) or a town centre (nearest is Pitsea Town Centre, 2km west). However, seven PRoW (145, 146, 147, 148, 149, 150 and 182) are located within the Location and eight additional PRoW (33, 47, 49, 74, 143, 192, 214 and 218) are within easy walking distance of the Location. There are also 20 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p><i>sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>This Broad Location is likely to have a permanent minor negative effect on this objective. The Broad Location is located on grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also greenfield and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using</p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
			sustainable construction methods.
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The eastern and central parts of the location are located within Flood Zones 2 and 3a and the majority of the eastern boundary is located within a Critical Drainage Area. Approximately half of the eastern boundary is also within a Potential Surface Water Flooding Hotspot and the western tip of the Broad Location is within a second Critical Drainage Area. Areas of land around the Flood Zones are also susceptible to surface water flooding, particularly the central part of the Location.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is within easy walking distance of North Benfleet and New Thundersley residential areas (although it is recognised the A130 separates New Thundersley from the Location), three open spaces including: Westlake Park, Bowers Gifford Allotments and St.Margarets CofE Primary School Playing Fields and St. Andrews Healthcare. The Broad Location is not within walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km west), local centre (nearest are Rectory Road 1 and 2 Local Centres, 1.8km west) or a town centre (nearest is Pitsea Town Centre, 2km west). However, seven PRoW (145, 146, 147, 148, 149, 150 and 182) are located within the Location and eight additional PRoW (33, 47, 49, 74, 143, 192, 214 and 218) are within easy walking distance of the Location. There are also 20 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower</p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
	this objective.		the area's and the Country's carbon footprint.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	+/?	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural environment and reducing pollution...'</p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The North Benfleet Brook runs along the western boundary of the Location and the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Broad Location is located approximately 2.1km east of Basildon Sewage Treatment Works and is within Area 19 of the South Essex Outline Water Cycle Study (2011) which confirms there are 225mm and 300mm main trunk sewers currently in use which suggests upgrades maybe required if significant new development were to be located here. Modelling of the adjacent networks will be required to</p>	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new</p>

SA objective	Likely effects	Significance of effect ³⁴	Recommendations for mitigation and enhancement
	determine the amount of development which can be located within this Broad Location.		<p>development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>This Broad Location is likely to have a significant mixed effect on this objective with some uncertainty in the long term.</p> <p>Key roads and junctions connected directly to the Broad Location and therefore vulnerable to congestion at peak times include the A127 / A132 Nevendon Interchange (Transport modelling and mitigation evidence 2012).</p> <p>The Broad Location is within easy walking distance of North Benfleet and New Thundersley residential areas (although it is recognised the A130 separates New Thundersley from the Location), three open spaces including: Westlake Park, Bowers Gifford Allotments and St. Margarets CofE Primary School Playing Fields and St. Andrews Healthcare. The Broad Location is not within walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km west), local centre (nearest are Rectory Road 1 and 2 Local Centres, 1.8km west) or a town centre (nearest is Pitsea Town Centre, 2km west). However, seven PRoW (145, 146, 147, 148, 149, 150 and 182) are located within the Location and eight additional PRoW (33, 47, 49, 74, 143, 192, 214 and 218) are within easy walking distance of the Location. There are also 20 bus stops located within easy walking distance of the Location. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	+ / - - ?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 10 (West of North Benfleet)

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is located within the Green Belt and North Benfleet and Nevendon Settled Claylands Landscape Character Area (LCA 4). The Broad Location, which is located within areas 53a and 53b of the Landscape Character and Green Belt Landscape Capacity Study, is described as a mixed area of North Benfleet Plotlands, grazing lands and woodlands located on the eastern side of Pitsea. Landscape is a mix of large scale arable fields and smaller scale fields of pasture. The historic field pattern is generally intact and mature hedgerows with mature hedgerow trees form a strong network across the area. Existing development includes a number of buildings along Trenham Avenue and London Road.</p> <p>The northern part of the Location is considered to be a landscape which has a medium capacity for development and the southern part of the location is considered to have a low capacity for development. However, both areas of the Location hold no opportunities for commercial development due to the scale and character of the rural landscape.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location contains seven open spaces as identified in the PPG17 Open Space Assessment (2010) which cover the majority of the western boundary and a small proportion of the eastern boundary of the Location. The open spaces include: Westlake Park, Eversley Road Recreation Ground, Eversley North Playing Field, Eversley Football Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space and Rushley Park.</p>	--/?	
2. Protecting and enhancing the cultural heritage and local distinctiveness of	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective.</p> <p>The Broad Location is located within 'North Benfleet and</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their</i></p>

³⁵ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
Basildon Borough.	<p>Bowers Gifford Historic Environment Characterisation Area' (HECA 10) which is described as a large rural landscape on the urban edge with historic field patterns. The area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford.</p> <p>This Historic Environment Zone is considered 'Sensitive to Change' and as such an overall score of (-/?) is considered appropriate.</p> <p>The Broad Location is located within one medieval site or find-spot and additional medieval sites or find-spots are within close proximity of the Location. One medieval listed building is located approximately 300m west of the Location. Two additional listed buildings are also located within 850m of the Location. The Broad Location could therefore have indirect effects on Basildon's cultural heritage assets. Although the Location is not located within an archaeological find area, the location of the Broad Location on an existing Medieval site/find-spot and the lack of archaeological works undertaken in the area suggests there is potential for archaeological finds within this Location. Loss of any archaeological assets would be permanent.</p>		<p><i>contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Location contains 13 Protected Species Alert Areas and is located 1km north east of Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5, currently considered to be in a favourable condition and units 6 and 7, currently considered to be in an unfavourable condition but recovering) (designation includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Habitats) and Vange and Fobbing Marshes SSSI (designation contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Habitats) is located approximately 2km south west of the Location. The condition of unit 1 of Vange and Fobbing Marshes SSSI is considered unfavourable but recovering with the remaining units (2, 3, 4 and 5) considered favourable. The Broad Location is also approximately 4km north west of Benfleet and Southend Marshes SPA and Ramsar. It is noted that all of these designations are separated from the Location by the B1464 and A13.</p> <p>It is therefore considered there is potential for indirect</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
	negative effects on designated sites and alert areas through disturbance and increased visitor pressure, which could occur if the Broad Location is developed for employment.		
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The Broad Location is likely to have a permanent significant positive effect on this objective. The Broad Location has the potential to deliver a total of 95ha of employment land, significantly contributing to the employment land required during the plan period.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.	?	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF: <i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'</i>.</p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available'</i></p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
			<p><i>should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre’.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough’s Town Centres.</p>
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 95ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>‘Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...’</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
8. Improve the health and wellbeing of the Borough’s residents and reduce inequalities in health related to development and	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>‘Access to high quality open space and opportunities for sport and recreation can make an important contribution to the</i></p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
the environment.			<p><i>health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the Broad Location is located within areas identified as being deprived (40-60%), reasonably deprived (20-40%) and highly deprived (0-20%)(IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is largely greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have an uncertain significant mixed effect on this objective. The Broad Location contains seven open spaces as identified in the PPG17 Open Space Assessment (2010) which cover the majority of the western boundary and a small proportion of the eastern boundary of the Location. The open spaces include: Westlake Park,	+/-?	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p><i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to</i></p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
	<p>Eversley Road Recreation Ground, Eversley North Playing Field, Eversley Football Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space and Rushley Park. It is assumed all of these open spaces will be lost as a result of development at this Location.</p> <p>The Broad Location is within easy walking distance of Felmore, Eversley, Bowers Gifford and North Benfleet residential areas, 15 open spaces including: Bowers Gifford Allotments, St. Margaret's CofE Primary School Playing Fields, Bearsted Drive Amenity Space, Howard Park, St Gabriel's Church Recreation Ground, Land at Cobden Walk Amenity Space, Land at Great Chalvedon Hall Amenity Space, Land Adjacent to Rectory Road Amenity Space, Land at Tyefield/Trenham Avenue Amenity Space, Land at Rectory Road/ Tyefield Amenity Space, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Gardens/Fairfax Drive Amenity Space, Land at Lanhams Amenity Space, Briscoe Primary School Playing Fields and Pitsea Cemetery (although it is recognised the A13 separates the Location from this open space) , Muree Medical Centre and Rectory Road 1 and 2 Local Centres.</p> <p>The Broad Location is not within easy walking distance of a town centre (nearest is Pitsea Town Centre, 1.1km south west). However, one PRoW (143) is located within the Location and an additional two PRoW (142 and 144) are within easy walking distance of the site. There are also 35 bus stops within easy walking distance of the site. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p><i>meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy.</p>
<p>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.</p>	<p>The Broad Location is likely to have a permanent minor negative effect on this objective. The majority of the Location is defined as grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also predominantly greenfield (although there is existing development within the Location which includes properties along London Road and Trenham Avenue) and will therefore not be as efficient as the use of brownfield land.</p>		<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
			<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
<p>13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Broad Location is not located within any Flood Zones. However, the Location is located within a Critical Drainage Area. Central and eastern parts of the Location are also susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	<p>-/?</p>	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is within easy walking distance of Felmore, Eversley, Bowers Gifford and North Benfleet residential areas, 15 open spaces including: Bowers Gifford Allotments, St. Margaret's CofE Primary School Playing Fields, Bearsted Drive Amenity Space, Howard Park, St Gabriel's Church Recreation Ground, Land at Cobden Walk Amenity Space, Land at Great Chalvedon Hall Amenity Space, Land Adjacent to Rectory Road Amenity Space, Land at Tyefield/Trenham Avenue Amenity Space, Land at Rectory Road/ Tyefield Amenity Space, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Gardens/Fairfax Drive Amenity Space, Land at Lanhams Amenity Space, Briscoe Primary School Playing Fields and Pitsea Cemetery</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
	<p>(although it is recognised the A13 separates the Location from this open space), Muree Medical Centre and Rectory Road 1 and 2 Local Centres. The Broad Location is not within easy walking distance of a town centre (nearest is Pitsea Town Centre, 1.1km south west). However, one PRoW (143) is located within the Location and an additional two PRoW (142 and 144) are within easy walking distance of the site. There are also 35 bus stops within easy walking distance of the site. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>		<p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is well located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural environment and reducing pollution...'</p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The nearest river to the Broad Location is Nevendon Bushes Brook, approximately 1km to the north west. However, the</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF: 'contribute to conserving and enhancing the natural</p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
	<p>central part of the Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Broad Location is located approximately 1.3km south east of Basildon Sewage Treatment Works and is within Area 19 of the South Essex Outline Water Cycle Study (2011) which confirms there are 225mm and 300mm main trunk sewers currently in use which suggests upgrades maybe required if significant new development were to be located here. Modelling of the adjacent networks will be required to determine the amount of development which can be located within this Broad Location.</p>		<p><i>environment and reducing pollution'</i></p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is well situated as it is within close proximity to the A130 interchange connecting to the A13 and B1464 and within easy walking distance of Felmore, Eversley, Bowers Gifford and North Benfleet residential areas.</p> <p>The Broad Location is also within easy walking distance of 15 open spaces including: Bowers Gifford Allotments, St. Margaret's CofE Primary School Playing Fields, Bearsted Drive Amenity Space, Howard Park, St Gabriel's Church Recreation Ground, Land at Cobden Walk Amenity Space, Land at Great Chalvedon Hall Amenity Space, Land Adjacent to Rectory Road Amenity Space, Land at Tyefield/Trenham Avenue Amenity Space, Land at Rectory Road/ Tyefield</p>	+/?	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements</p>

SA objective	Likely effects	Significance of effect ³⁵	Recommendations for mitigation and enhancement
	<p>Amenity Space, Land at Rushley/Vermont Close Amenity Space, Land between Camelot Gardens/Fairfax Drive Amenity Space, Land at Lanhams Amenity Space, Briscoe Primary School Playing Fields and Pitsea Cemetery (although it is recognised the A13 separates the Location from this open space), Muree Medical Centre and Rectory Road 1 and 2 Local Centres. The Broad Location is not within easy walking distance of a town centre (nearest is Pitsea Town Centre, 1.1km south west). However, one PRoW (143) is located within the Location and an additional two PRoW (142 and 144) are within easy walking distance of the site. There are also 35 bus stops within easy walking distance of the site. It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>		<p>to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Basildon Revised Preferred Options Employment Broad Location No.: 11 (Bowers Gifford Extension)

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective. The Broad Location is within the Green Belt and Bowers Gifford and North Benfleet Farmlands Landscape Character Area (LCA 3). The Broad Location, which more or less covers the whole of Area 56 of the Landscape Character and Green Belt Landscape Capacity Study, is described as an area of sloping arable farmland predominantly associated with Bowers Hall Farm. There is a line of pylons running north – south and an old pill box in the centre of the Broad Location.</p> <p>The Broad Location is considered to be a landscape which has no/very low capacity for development and holds no opportunities for commercial development due to the area's role as a strategic green corridor separating South Benfleet and Basildon, the prominence of the area in views from the south and south east and important historic landscape character.</p> <p>The effect is uncertain as it is not clear what mitigation (e.g. development design) would be introduced.</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 109 – 125 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should ensure employment development provides areas of open space for prospective employees and, where required, contribute to reducing any local deficits in local open space. Area-based policies should have regard for the qualities to be safeguarded outlined in the draft Landscape Character Assessment and Sensitivity Study (2013).</p>
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The Broad Location is likely to have a negligible effect on this objective as no open spaces as identified in the PPG17 Open Space Assessment (2010) are located within the Location.</p>	0	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Broad Location is likely to have an uncertain significant negative effect on this objective.</p> <p>The Broad Location is located within 'North Benfleet and Bowers Gifford Historic Environment Characterisation Area' (HECA 10) which is described as a large rural landscape on the urban edge with historic field patterns. The area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford.</p> <p>This Historic Environment Zone is considered to be 'Highly Sensitive to Change' and as such development in this location</p>	--/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF: <i>'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'</i></p> <p><i>'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i></p> <p>And the following paragraphs in the NPPF: 61, 126 – 141.</p>

³⁶ Likely significance of the effect is before mitigation (this may need to be reviewed once Core Strategy policies have been drafted)

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
	<p>could result in significant adverse effects.</p> <p>The Broad Location is located within two medieval sites or find-spots and additional medieval and roman sites or find-spots are located within close proximity of the Broad Location. One medieval listed building is located immediately adjacent to the southern boundary of the Location and an additional listed building is located approximately 320m north of the Location. The Broad Location could therefore have indirect effects on Basildon's cultural heritage assets.</p> <p>Although the Location is not located within an archaeological find area, four are located adjacent to the western boundary of the Location. The siting of the Broad Location on an existing Medieval site/find-spot and the lack of archaeological works undertaken in the area could suggest there is potential for archaeological finds within this Location. Loss of any archaeological assets would be permanent.</p>		<p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further protection and enhancement:</p> <p>Development management policies should seek to protect and enhance cultural assets from significant negative effects. An area based policy for this Broad Location could specifically state that proposals within this location are to be designed to protect and respect the listed buildings and demonstrate how proposals will mitigate any archaeological finds.</p>
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p>	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. . The Location is located approximately 900m north east of Pitsea Marsh SSSI (units 1, 2, 3, 4 and 5, currently considered to be in a favourable condition and units 6 and 7, currently considered to be in an unfavourable condition but recovering) (designation includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Habitats) and 2.8km north west of Benfleet and Southend Marshes SPA and Ramsar. It is recognised that the railway separates the Location from these designation reducing the likelihood of significant adverse effects.</p> <p>Although a number of Protected Species Alert Areas are located adjacent to the Location, none are located within the Broad Location.</p> <p>It is therefore considered there is potential for indirect negative effects on designated sites and through increased visitor pressure, which could occur if the Broad Location is developed for employment.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the following paragraphs in the NPPF: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>An area based policy for this Broad Location could require land set aside for the purpose of green space/habitat within the Broad Location. This may reduce impacts on the surrounding habitats and species due to reducing pressure on the designations. This may also result in beneficial effects as habitats provided at this Location could result in an increase in the area of habitats outlined in the Essex BAP.</p>
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p>	<p>The Broad Location is likely to have a permanent significant positive effect on this objective. The Location has the potential to deliver a total of 59ha of employment land, significantly contributing to the employment land required during the plan period.</p>	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'proactively drive and support sustainable economic development to deliver the...business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the...business and other development needs of</i></p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
			<p><i>an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of...business communities'</i></p> <p><i>'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'</i></p> <p>And the following paragraphs in the NPPF: 9, 18-22.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should promote the delivery of employment development. All types of employment should be taken into account to ensure employment opportunities are provided for people with low and high skill sets.</p>
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>This Broad Location is likely to have an uncertain effect on this objective. Major development some distance from the town centres could possibly result in negative effects on this objective if they compete for and displace jobs from the town centre. However, this is very uncertain given the lack of detail about what employment uses will be delivered at the Broad Locations and what the policies will be for Town Centres.</p>	<p>?</p>	<p>The potential uncertain effects of this Broad Location could be mitigated by the Core Planning Principles of the NPPF:</p> <p><i>'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period'.</i></p> <p><i>'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that are well connected to the town centre'.</i></p> <p>And the following paragraphs of the NPPF: 23-27.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should set out a hierarchy of locations</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
			where employment development should be guided to. Development management policy should only support employment development where there are no significant adverse impacts on the Borough's Town Centres.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This Broad Location is likely to have a significant positive effect on this objective. The Broad Location has the potential to deliver a total of 59ha of employment land. As such, it is considered that the Location holds significant opportunities for a high number of people to access training opportunities and develop new skills.	++	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles of the NPPF:</p> <p><i>'Local planning authorities should...identify priority areas for economic regeneration, infrastructure provision and environmental enhancement...'</i></p> <p>And the following paragraph in the NPPF: 69.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic policy should ensure all development promotes social inclusion and helps to renew and enhance where people live and work.</p> <p>Area based policies should, where feasible, promote the use of apprenticeships and training opportunities for employees.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The Broad Location is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF:</p> <p><i>'Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.</i></p> <p>And the following paragraphs in the NPPF: 69-78, 123.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Development management policies should seek to ensure employment development, where feasible, provides/contributes to the delivery of open spaces or indoor leisure facilities to encourage healthy lifestyles and well-</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
			being. Walking and cycling schemes should be promoted where employment development is located within close proximity to safe routes.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The choice of Broad Location is not expected to have an effect on this objective.	0	None required.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of employment development in this Broad Location could have a permanent minor positive effect on this objective as the Location is located within an area identified as being reasonably deprived (20-40%) (IMD mapping). Development at this Broad Location may have the potential to result in wider regeneration in this area and provide employment opportunities to people living within easy walking distance. However, given that the land is greenfield land there is limited regeneration and renewal potential.	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principles in the NPPF: <i>'planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives'</i></p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p>And the following paragraphs in the NPPF: 21, 161.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Strategic policies should seek to ensure all development renews and enhances where people live or work.</p>
11. Improve accessibility to and enhance local services and facilities.	The Broad Location is likely to have a minor positive effect on this objective. The Broad Location is located within easy walking distance of Tarpots and New Thundersley residential areas and five open spaces including: St. Margaret's Churchyard, Pitsea Cemetery, Bowers Gifford Allotments, St Margaret's CofE Primary School Playing Fields and Westlake Park (although it is recognised that the A13 separates the Location from the latter three). The Broad Location is not within easy walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km north west), hospital/healthcare facility (nearest is South Essex Mental Health and Community Care NHS Trust, 800m east), local centre (nearest is Rectory Road 1 Local Centre, 1.7km north west) or a town centre (nearest is Pitsea Town Centre, 1.7km west). However, six PRoW (16 (Benfleet PRoW), 144, 156, 185, 188 and 228) are located within easy walking distance of the Location. There also 12 bus stops within easy walking	+	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF: <i>"take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"</i></p> <p>And the following paragraphs in the NPPF: 21, 28, 42, 70</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute further to this sustainability objective:</p> <p>Local strategic or area based policy for this Broad Location could require employment development, where possible, to contribute to the existing networks surrounding the Location, both natural (i.e. green chains) and built (i.e. PRoWs). Area based policies for large employment schemes could also</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
	distance of the Location (although it is recognised all the bus stops are separated from the Location by the A13 and A130). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.		require developers to contribute to improving accessibility and diversity of services/facilities through S106 agreements or the Community Infrastructure Levy (i.e the provision of additional bus routes which will serve the Broad Location directly).
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.	The Broad Location is likely to have a permanent minor negative effect on this objective. The southern part of the Location is located in grade 4 agricultural land and the remaining Location is defined as grade 3 agricultural land (it is not possible to distinguish between grades 3a and 3b). The Broad Location is also greenfield and will therefore not be as efficient as the use of brownfield land.	-	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principles in the NPPF:</p> <p><i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i></p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i></p> <p>And the following paragraphs in the NPPF: 80, 89, 90 and 111.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Local strategic policy could require development which is not able to take place on previously developed land to ensure proposals are designed to achieve BREEAM 'excellent' and Building for Life Gold and Silver and are constructed using sustainable construction methods.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The Broad Location is likely to have an uncertain minor negative effect on this objective. The Location is not located within any Flood Zones; however the northern part of the Location is located within a Critical Drainage Area. Small pockets of the Broad Location are also susceptible to surface water flooding.</p> <p>The likely effect is uncertain as mitigation could be applied.</p>	-/?	<p>The potential negative effects of this Broad Location could be mitigated by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate, taking full account of flood risk...'</i></p> <p>And the following paragraphs in the NPPF: 94, 99-104, 109, 110, 156 and 166.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should ensure all major employment developments contribute to minimising flood risk through the implementation of SuDS, green roofs etc. and other initiatives which seek to reduce surface run-off rates and the amount of water entering the surface water drainage</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
			systems. Development Management policies should also seek to secure resilience measures are implemented, as per the Strategic Flood Risk Assessment, 2011.
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is located within easy walking distance of Tarpots and New Thundersley residential areas and five open spaces including: St. Margaret's Churchyard, Pitsea Cemetery, Bowers Gifford Allotments, St Margaret's CofE Primary School Playing Fields and Westlake Park (although it is recognised that the A13 separates the Location from the latter three). The Broad Location is not within easy walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km north west), hospital/healthcare facility (nearest is South Essex Mental Health and Community Care NHS Trust, 800m east), local centre (nearest is Rectory Road 1 Local Centre, 1.7km north west) or a town centre (nearest is Pitsea Town Centre, 1.7km west). However, six PRoW ((16 Benfleet PRoW), 144, 156, 185, 188 and 228) are located within easy walking distance of the Location. There also 12 bus stops within easy walking distance of the Location (although it is recognised all the bus stops are separated from the Location by the A13 and A130). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i></p> <p>And the following paragraphs in the NPPF: 30, 35, 39, 93-98 and 156.</p> <p>Local development management policies could encourage higher sustainability standards for new development, for example BREEAM 'excellent' and Building for Life Gold and Silver. Other policies might encourage the development of decentralised heat networks and other renewable energy projects, such as wind and solar farms, increasing the District's renewable energy generation and helping to lower the area's and the Country's carbon footprint.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>This Broad Location is likely to have a minor positive effect on this objective. As already described, the Location is reasonably located in respect of existing services and facilities, which should reduce the need to commute by car (hence minimising transport emissions).</p> <p>It is uncertain what type of employment will come forward at this Broad Location which could contribute to the effect on this objective.</p>	<p>+/?</p>	<p>Some mitigation to increased greenhouse gas emissions through technological advances in sustainable design, construction and transportation, providing continued improvements driven by national and EU policy.</p> <p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'contribute to conserving and enhancing the natural environment and reducing pollution...'</i></p> <p>And the following paragraphs in the NPPF: 109, 110, 120-125, 143, 144 and 148.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
			<p>further to this sustainability objective:</p> <p>Development management policies should outline sustainable design and construction practices in line with the District's contaminated land strategy and nationally recognised sustainability standards, such as BREEAM. Aligning development management policies with sustainability standards helps local planning policy to dictate development which goes beyond the requirements of the Building Regulations 2010 to minimise air, land and noise pollution from development.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>This Broad Location is likely to have an uncertain mixed effect on this SA objective.</p> <p>The nearest river to the Broad Location is Pitsea Fleet, approximately 610m south west of the Broad Location. However, the Broad Location is located as a Secondary Undifferentiated Superficial Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The Broad Location is located approximately 1.1km north west of Benfleet Sewage Treatment Works; however, the Location is within Area 20 of the South Essex Outline Water Cycle Study (2011) which confirms the area currently drains to the Pitsea Sewage Treatment Works principally by gravity. Model runs will be required to determine the capacity of the network to take additional flows.</p>	<p>+/-?</p>	<p>The potential mixed effects of this Broad Location could be enhanced/mitigated by the Core Planning Principle in the NPPF:</p> <p>'contribute to conserving and enhancing the natural environment and reducing pollution'</p> <p>And the following paragraphs in the NPPF: 94, 99, 109, 143 and 162.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Development management policies should encourage employment developments that go beyond the mandatory minimums in the Building Regulations. Requiring new development to achieve BREEAM 'excellent' and Building for Life Gold or Silver will help achieve this, increasing the installation of SUDs, water recycling units and rain gardens.</p> <p>Local planning policies should summarise and signpost the development requirements of the Anglian River Basin Management Plan, such as the connection of surface water sewers to Sustainable Drainage Systems (SuDS).</p>
<p>17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>
<p>18. Reduce waste generation and increase the amount of waste which is recycled or re-used</p>	<p>The choice of Broad Location is not expected to have an effect on this objective.</p>	<p>0</p>	<p>None required.</p>

SA objective	Likely effects	Significance of effect ³⁶	Recommendations for mitigation and enhancement
<p>19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations</p>	<p>The Broad Location is likely to have an uncertain minor positive effect on this objective. The Broad Location is well situated as it is within close proximity to the A130 interchange connecting to the A13 and B1464 and adjacent to Church Road which crosses the A13 and connects to the B1464.</p> <p>The Broad Location is located within easy walking distance of Tarpots and New Thundersley residential areas and five open spaces including: St. Margaret's Churchyard, Pitsea Cemetery, Bowers Gifford Allotments, St Margaret's CofE Primary School Playing Fields and Westlake Park (although it is recognised that the A13 separates the Location from the latter three). The Broad Location is not within easy walking distance of an indoor leisure facility (nearest is Eversley Leisure Centre, 1.3km north west), hospital/healthcare facility (nearest is South Essex Mental Health and Community Care NHS Trust, 800m east), local centre (nearest is Rectory Road 1 Local Centre, 1.7km north west) or a town centre (nearest is Pitsea Town Centre, 1.7km west). However, six PRoW ((16 Benfleet PRoW), 144, 156, 185, 188 and 228) are located within easy walking distance of the Location. There also 12 bus stops within easy walking distance of the Location (although it is recognised all the bus stops are separated from the Location by the A13 and A130). It is therefore considered there is potential for new employees to access their workplace, local services and facilities in a sustainable manner.</p>	<p>+/?</p>	<p>The potential positive effects of this Broad Location could be enhanced by the Core Planning Principle in the NPPF:</p> <p><i>'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'</i></p> <p>And the following paragraphs in the NPPF: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Further to this, local strategic and development management and/or area-based policies on the following may contribute to further to this sustainability objective:</p> <p>Location could require applicants to enter S106 agreements to secure funds to improve/expand the sustainable transport network located within the vicinity of the Broad Location and improve junction capacity. Funds could also be secured through a Community Infrastructure Levy.</p>

Table 4: Summary appraisal of Broad Locations for Employment

Broad Location No. →	BL01	BL02	BL03	BL04	BL05	BL06	BL07	BL08	BL09	BL10	BL11
No. hectares →	106	63	46	4	116	82		44	206	95	59
↓SA Objective											
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	-/?	--/?	--/?	-/?	--/?	--/?		--/?	--/?	--/?	--/?
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	--/?	0	0	0	0	0		0	--/?	--/?	0
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	--/?	--/?	-/?	-/?	--/?	--/?		--/?	--/?	-/?	--/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	-/?	--/?	-/?	-/?	--/?	--/?		-/?	-/?	-/?	-/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	++	++	++	+	++	++		++	++	++	++
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	?	?	?	?	?	?		?	?	?	?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	++	++	++	+	++	++		++	++	++	++
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	0	0	0	0	0	0		0	0	0	0

Broad Location No. → No. hectares → ↓SA Objective	BL01	BL02	BL03	BL04	BL05	BL06	BL07	BL08	BL09	BL10	BL11
	106	63	46	4	116	82		44	206	95	59
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	+	+	+	+	+	+		+	+	+	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	0	0	0	0	0	0		0	0	0	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	+	0	0	+	+	0		+	+	+	+
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 the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	+/?	+/?	+/?	+/?	+/?	+/?		+/?	+/?	+/?	+/?

Broad Location No. → No. hectares → ↓SA Objective	BL01	BL02	BL03	BL04	BL05	BL06	BL07	BL08	BL09	BL10	BL11
	106	63	46	4	116	82		44	206	95	59
15. Reduce air, land 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. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	0	0	0	0	0	0		0	0	0	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	0	0	0	0	0	0		0	0	0	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	+/-?	+/-?	+/-?	+/?	+/-?	+/-?		+/-?	+/-?	+/?	+/?

Appendix 5

PADC SA Matrices

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This PADC is located on brownfield land which includes Town Square, St. Martin's Square, Market Square and Gloucester Park and is expected to deliver a significant redevelopment of Basildon town centre, including: 2,000 dwellings, 40,000m² of A1-A4 retail and D1-D2 leisure, 25,000m² of B1 office, 150 bed hotel and 2,000 student capacity college. The redevelopment of Basildon town centre will be undertaken in three phases, 2012-17, 2018-22 and 2023+. Furthermore, the PADC also requires developments to implement appropriate management strategies during construction to minimise visual impact. This will reduce the adverse visual effects which are likely to occur during the construction period.</p> <p>One of the key objectives of this PADC is to deliver a high quality environment with emphasis on quality and not quantity. To achieve this, development will be required to provide pocket parks within the new residential communities; public realm enhancements including landscaping and trees and improvements to Gloucester Park which include a replacement lake and play areas. Development will also have to have regard to the Masterplan's Building Height Strategy to ensure the Borough's wider landscape and townscape is respected and complimented.</p> <p>In addition to the requirements within the PADC, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Overall, during the short-term, development at this PADC is likely to have a minor adverse effect as a result of construction works. In the long-term, development at this PADC is likely to have a significant positive effect on this objective due to the delivery of a high quality environment.</p>	++/-	<p>Development at this alternative will be located on brownfield land which includes Town Square, St. Martin's Square, Market Square and Gloucester Park. Development will come forward when the market permits which could result in piece-meal development with little or no coordination between the individual proposals. Construction works per development may be smaller, however, more of them may commence/run at the same time resulting in a town centre dotted with construction hoardings, plant and machinery. The market may also determine the size of buildings, which could influence design. Furthermore, individual proposals will employ different design rationales which could subsequently leave Basildon town centre with a mixture of designs and no collective local distinctiveness.</p> <p>However, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Although the above core policies will seek to mitigate and prevent individual developments which will have an unacceptable effect on the landscape, letting the market decide is likely to result in a piece-meal redevelopment of Basildon town centre which is considered to have an uncertain minor adverse effect on this objective.</p>	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The PADC is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zones which the majority of the PADC is located within are considered to be 'sensitive to change' while the most westerly part of the PADC is within a Historic Environment Zone which has 'limited sensitivity to change'.</p> <p>There are two medieval sites or find spots and three Grade II listed buildings/structures within the PADC. One of the buildings listed within the PADC is Brooke House which is designated for its important contribution to the original arrangement of Basildon. The buildings significance derives from its 'brutalist' design and was one of the first new town schemes driven</p>	+/-	<p>The alternative is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zones which the majority of the alternative is located within are considered to be 'sensitive to change' while the most westerly part of the alternative is within a Historic Environment Zone which has 'limited sensitivity to change'.</p> <p>There are two medieval sites or find spots and three Grade II listed buildings/structures within the alternative. One of the buildings listed within the alternative is Brooke House which is designated for its important contribution to the original arrangement of Basildon. The</p>	--/?

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>by the Development Co-operation providing residential development on a civic scale.</p> <p>The second listing is the raised pool, sculpture and fountain located in Town Square. The structures significance derives from its aesthetic and artistic values, and their association with Maurice Lambert (a renowned sculpture). The structures also contribute to the composition and setting of Brooke House and the New Town heritage of Basildon. East Square, including the retaining walls, steps, staircase, bench and raised paving outside Brooke House are also listed (Basildon Town Centre Heritage Assessment, February 2012).</p> <p>The 'Moat at Basildon Hall' Scheduled Monument is approximately 220m east and Noak Bridge Conservation Area is approximately 1.2km north of the PADC.</p> <p>Development at this PADC will be required to respect and, if possible, enhance Brooke House, East Square and the raised pool, sculpture and fountain in consultation with English Heritage. Public art installed as part of Basildon's original development should be retained in situ where possible. Where this is not possible, the art should be relocated to an alternative suitable and publicly visible site within the town centre.</p> <p>In addition to the requirements of the PADC, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>It is therefore considered that development at this PADC will have a significant mixed effect on this objective as there will be a significant alteration to the original town centre design. However, it is noted that development will provide the opportunity to conserve and, if possible, enhance the setting of the Grade II listed buildings/structures through consultation with English Heritage.</p>		<p>buildings significance derives from its 'brutalist' design and was one of the first new town schemes driven by the Development Co-operation providing residential development on a civic scale.</p> <p>The second listing is the raised pool, sculpture and fountain located in Town Square. The structures significance derives from its aesthetic and artistic values, and their association with Maurice Lambert (a renowned sculpture). The structures also contribute to the composition and setting of Brooke House and the New Town heritage of Basildon. East Square, including the retaining walls, steps, staircase, bench and raised paving outside Brooke House are also listed (Basildon Town Centre Heritage Assessment, February 2012).</p> <p>The 'Moat at Basildon Hall' Scheduled Monument is approximately 220m east and Noak Bridge Conservation is approximately 1.2km north of the alternative.</p> <p>As development will come forward when the market decides, most likely a piece-meal fashion, individual proposals will have to take into account historic assets mentioned above and their settings. However, it is difficult to predict with any certainty that the market will seek to retain the existing listed buildings/structures within the alternative.</p> <p>Notwithstanding this, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>Although Core Policy CP12 seeks to conserve/enhance the historic environment, the market may result in a development which requires the demolition of a historic asset (i.e. if the building has become derelict as it is economically unviable to let/maintain). As such, development through this alternative is likely to have an uncertain significant adverse effect on this objective.</p>	
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The PADC is located within a number of protected species alert areas and is within 2km of Basildon Meadows SSSI (considered to be in a favourable condition). There are no Local Wildlife Sites, Ancient Woodland or UK Bap Habitat within close proximity of the PADC and there are no SACs, SPAs or Ramsars within 5km of the PADC.</p> <p>Development at this PADC will be required to undertake protected species surveys and any necessary corresponding mitigation, including offsite mitigation to provide habitat creation at a minimum ratio of 1:1 to ensure</p>	+/?	<p>The alternative is located within a number of protected species alert areas and is within 2km of Basildon Meadows SSSI (considered to be in a favourable condition). There are no Local Wildlife Sites, Ancient Woodland or UK Bap Habitat within close proximity of the PADC and there are no SACs, SPAs or Ramsars within 5km of the alternative.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and</p>	0/?

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>no net loss of biodiversity. Development should also include public realm enhancements including the provision of green infrastructure and have regard to Basildon Meadows SSSI and Tree Preservation Orders (TPOs) within the site with a view to retaining TPO trees, rather than replacing them. This should only be considered as a last resort.</p> <p>In addition to the requirements of the PADC, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Overall, it is considered that development at this PADC will have a minor positive effect on this objective as there will be no net loss of biodiversity as a result of development and the regeneration will provide public realm enhancements including landscaping and trees which could be ecologically beneficial. However, this is uncertain.</p>		<p>international assets outwith the Borough's boundaries.</p> <p>Letting the market decide is likely to have a negligible effect on this objective as it is highly unlikely that development at this location will have an adverse effect on an ecological designation outwith its boundary. If protected species are identified within the alternative, Core Policy CP9 will ensure they are suitably protected during construction and operation through the implementation of appropriate mitigation measures, if necessary. Although, this is uncertain.</p>	
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>The Town Centres and Retailing Topic Paper (February 2012) states the majority of floorspace needed for the Borough should be focused in Basildon town centre which includes the provision of a convenience superstore (>2,500m²) and additional convenience floor space (190m² by 2023 and 390m² by 2026). There is also a need to supply 59,020m² of comparison floorspace by 2026 and a new generation 3-start hotel or equivalent/greater. The Topic Paper also supports the promotion of a vibrant night-time economy. This evidence will be updated to support future drafts of the Plan to confirm that there is currently an overprovision of retail (A1) and a need for more diversification to include other uses such as leisure. The PADC and Town Centre Masterplan have consequently been developed to provide for more diversification of uses.</p> <p>This PADC seeks to diversify the existing uses within the town centre and, as such, development will be required to deliver up 40,000m² of A1-A4 retail and D1-D2 leisure floorspace, 25,000m² of B1 office floorspace and a 150 bed hotel. The focus on diversification will be underpinned by updated evidence accompanying future drafts of the Plan. The PADC will also provide an additional 25,000m² office space which results in a total of 65,000m² of retail, leisure and office space to be provided at this PADC. Furthermore, one of the key objectives of the policy is to create a destination of choice with a vibrant evening economy.</p> <p>Development will also be required to ensure local businesses/people are employed during the construction period and small and medium-sized</p>	++/?	<p>The Town Centres and Retailing Topic Paper (February 2012) states the majority of floorspace needed for the Borough should be focused in Basildon town centre which includes the provision of a convenience superstore (>2,500m²) and additional convenience floor space (190m² by 2023 and 390m² by 2026). There is also a substantial need to supply 59,020m² of comparison floorspace by 2026 and a new generation 3-start hotel or equivalent/greater. The Topic Paper also supports the promotion of a vibrant night-time economy.</p> <p>Development through this alternative will be determined by the market and it is unlikely that piece-meal development will deliver the required needs outlined in the Topic Paper, nor respond to emerging evidence such as the need for diversification of uses in the town centre. As such, development through this alternative is likely to have an uncertain minor adverse effect on this objective.</p>	-/?

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	enterprises within the town centre are supported. As such, development at this PADC is likely to have a significant positive effect on this objective. The effect is uncertain as it is not clear if a superstore, new generation 3-start hotel (equivalent or greater), or night-time uses will be provided.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>The Town Centres and Retailing Topic Paper (February 2012) sets out the needs for Basildon town centre which development at this PADC will significantly contribute to. The PADC seeks to diversify the types of uses found within the town centre and will provide a substantial amount of retail, leisure and office floorspace, resulting in the provision of 65,000m² of new floorspace.</p> <p>The PADC will also provide 2,000 dwellings ensuring new residents are in close proximity to existing and new services and uses.</p> <p>In addition to the requirements of the PADC, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure this PADC is promoted as a sustainable location.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>The Town Centres and Retailing Topic Paper (February 2012) sets out the needs for Basildon town centre. However, it is not possible to predict with any certainty if the level of development, which comes forward through this alternative, will meet the needs of the Topic Paper, nor respond to emerging evidence such as the need for diversification of uses in the town centre.</p> <p>Notwithstanding this, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure that any development coming forward is assessed in line with this hierarchy.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect on this objective.</p>	+/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>It is unclear whether the existing primary and secondary schools with easy walking distance of this PADC have capacity for additional pupils. However, development at this PADC will deliver a new 2,000 student capacity further education college and will utilise the local labour market during construction. Development within the PADC will also be required to promote training and apprenticeship schemes in partnership with local businesses and South Essex Council. Financial contributions will also be sought for existing primary schools in priority admission areas that serve the town centre. However, it is uncertain if the new College will be delivered as this is dependent on delivery of PADC4: Land at Nethermayne.</p> <p>Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall</p>	++/?	<p>It is unclear whether the existing primary and secondary schools with easy walking distance of this PADC have capacity for additional pupils. The alternative suggests that South Essex College will be relocated through its implementation. However, it is difficult to predict with any certainty if market conditions will permit the relocation of the College during the plan period.</p> <p>However, Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards</p>	+/?

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, development at this PADC is likely to have an uncertain significant positive effect on this objective as it will secure new educational facilities onsite and ensure the use of the local labour market/apprenticeships during construction and operation.</p>		<p>providing new facilities.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect on this objective as it is uncertain if the relocation of the College will be delivered by the market. It is also possible, but uncertain, that development through this alternative will be required to secure apprenticeships.</p>	
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver up to 2,000 dwellings which is over 5% of the total number of dwellings (16,000) to be delivered over the plan period. As such, this option will significantly contribute to the Borough's overall objectively assessed housing needs.</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>It is not possible to predict with any certainty if development through this alternative will provide any dwellings or increase the affordable housing provision within the Borough.</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>Therefore, as it is not possible to predict if any dwellings will come forward through this alternative, this alternative is likely to have an uncertain negligible effect on this objective.</p>	0/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of this PADC will not directly influence health inequality, mortality rates or fuel poverty. However, development at this PADC will be required to provide financial contributions to support additional in-patient facilities at Basildon Hospital and provision of primary care facilities. It is assumed that healthcare facilities will support new residents in the town centre.</p> <p>Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p>	+	<p>The location of this alternative will not directly influence health inequality, mortality rates or fuel poverty. Furthermore, it is not possible to predict with any certainty the type of development which will come forward through this alternative, or if any financial contributions will be required to assist in the provision of health care facilities. It is also considered that piece-meal development is less likely to deliver a balanced mix of uses which can contribute to healthy communities.</p> <p>However, Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock</p>	0/?

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	As such, development at this PADC is likely to have a minor positive effect on this objective.		University Hospitals. Furthermore, CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications. As such, development through this alternative is likely to have an uncertain negligible effect on this objective as it is not possible to predict with any certainty that health benefits will be delivered through piece-meal development.	
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The location of this PADC is expected to have a significant positive effect on this objective as one of the key objectives of this PADC is to promote the vitality and viability of Basildon town centre by creating a place where people are attracted to live, work, study, relax, visit and invest. To meet this objective, development at this PADC will be required to provide 2,000 dwellings, 40,000m² of A1-A4 retail and D1-D2 leisure floorspace, 25,000m² of B1 office floorspace, a 150 bed hotel, 2,000 student capacity further education college, a relocated street market, a new public transport interchange and new public squares and green spaces. It is uncertain if any of the allocated A4 uses will contribute to the night-time economy, which may increase anti-social behaviour.</p> <p>However, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development at this PADC is likely to have an uncertain significant positive effect on this objective.</p>	++/?	<p>All development within this alternative is considered to contribute to creating sustainable vibrant communities through the regeneration of the area. However, large-scale coordinated regeneration is more likely to deliver significant benefits.</p> <p>Furthermore, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective. Although this is uncertain.</p>	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>The majority of this PADC is located within an area defined as highly deprived (0-20%), whilst the western corner is defined as reasonably deprived (20-40%) and the southern boundary is defined as reasonably deprived (20-40%) and deprived (40-60%).</p> <p>Development at this PADC will be required to provide a number of key services including employment, a new further education college, new public squares and open spaces and financial contributions to existing primary schools in priority admission areas that serve the town centre. As such, there is potential to reduce the existing levels of deprivation within the PADC and its locality. It is therefore considered likely that development at this PADC will have a significant positive effect on this objective.</p>	++	<p>The majority of this alternative is located within an area defined as highly deprived (0-20%), whilst the western corner is defined as reasonably deprived (20-40%) and the southern boundary is defined as reasonably deprived (20-40%) and deprived (40-60%).</p> <p>As such, any development through this alternative could contribute to reducing existing levels of deprivation within the alternative and its locality. However, piece-meal development is less likely to deliver significant benefits.</p> <p>It is therefore considered likely that development through this alternative will have a minor positive effect on this objective.</p>	+

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	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
11. Improve accessibility to and enhance local services and facilities.	<p>This PADC is located within Basildon town centre which includes three civic spaces, one urban park/country park, two health centres and one indoor leisure facility. Within easy walking distance of the PADC there are 21 open spaces (including 14 amenity green spaces, six education fields and one natural/semi-natural green space), five primary schools, one secondary school, two health centres and four local centres. It is unclear if the services located within this PADC will be replaced/ relocated as a result of development. Although there are no PROW located within easy walking distance, the bus and railway station are located within the PADC.</p> <p>Development at this PADC will be required to provide, 40,000m² of A1-A4 retail and D1-D2 leisure floorspace, 25,000m² of B1 office floorspace, a 150 bed hotel, a number of pocket parks, 2,000 student capacity further education college, a relocated street market, a new public transport interchange and new public squares and green spaces. Financial contributions will also be required to support existing primary schools, additional in-patient facilities at Basildon hospital and the provision of primary care facilities and assist in the relocation of the Fire Station, Ambulance Station and Royal Mail Sorting Office to suitable alternative locations in the Borough.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, taking into account the potential replacement/ relocation of existing facilities onsite, the proximity of existing facilities and the provision of new facilities/ financial contributions to support expansion of existing services, it is considered development at this PADC will have an uncertain significant mixed effect on this objective.</p>	++/-/?	<p>This alternative is located within Basildon town centre which includes, three civic spaces, one urban park/country park, two health centres and one indoor leisure facility. Within easy walking distance of the alternative there are 21 open spaces (including 14 amenity green spaces, six education fields and one natural/semi-natural green space), five primary schools, one secondary school, two health centres and four local centres. It is unclear if any of the existing services or facilities located within this alternative will be removed as a result of piece-meal development and whether individual developments would be able to provide extensive new and enhancements to existing facilities. Although there are no PROW located within easy walking distance, the bus and railway station are located within the alternative.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Although Core Policy CP18 seeks to resist and enhance local facilities, it is not possible to predict with any certainty if facilities will be safeguarded or provided/ enhanced. As such, development through this alternative is likely to have an uncertain effect on this objective.</p>	?
12. Improve efficiency of land use, through the re-use of previously	<p>This PADC is located within Basildon town centre and is assumed to be wholly brownfield land. As such, development at this PADC will be more efficient than development on greenfield land. Furthermore, this PADC will deliver 2,000 dwellings in a town centre location as opposed to a Green Belt location.</p>	++	<p>This alternative is located within Basildon town centre and is assumed to be wholly brownfield land. As such, development at this alternative will be more efficient than development on greenfield land.</p> <p>In addition to the location of the alternative on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will</p>	+/?

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	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
developed land and existing buildings, including the re-use of materials from previous buildings.	In addition to the location of the PADC on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this PADC is used to its maximum potential. There is no indication that development at this PADC will take advantage of reclaimed materials. It is therefore considered that development at this PADC will have a significant positive effect on this objective.		ensure the brownfield land within this alternative is used to its maximum potential. It is uncertain if reclaimed materials will be used during any development through this alternative. It is therefore considered that development through this alternative will have an uncertain minor positive effect on this objective.	
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	This PADC is not located with any flood zones; however, it is located within two Critical Drainage Areas and two Potential Surface Water Flooding Hotspots. Additional areas are also susceptible surface water flooding. Development at this PADC will be required to manage flood risk in accordance with the South Essex Strategic Flood Risk Assessment and South Essex Surface Water Management Plan and agreed with the Water Authority, Environment Agency and the Lead Local Flood Authority. In addition to the requirements of the PADC, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Taking into account the PADCs location and measures which will be implemented, development at this PADC is likely to have a negligible effect on this objective.	0	This alternative is not located with any flood zones; however, it is located within two Critical Drainage Areas and two Potential Surface Water Flooding Hotspots. Additional areas are also susceptible surface water flooding. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Taking into account the alternative's location and compliance with Core Policy CP16, development through this alternative is likely to have a negligible effect on this objective.	0
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources	This PADC is located within Basildon town centre which includes three civic spaces, one urban park/country park, two health centres one indoor leisure facility and the bus and railway station. Within easy walking distance there are five key services. Development at this PADC will be required to provide a number of key services including employment, open space, education, a hotel and a new public transport interchange which will enable existing and new residents to access facilities on foot or by public transport, reducing the reliance on the car and thus reducing car-based greenhouse gas emissions (open space will also contribute to adaptation/mitigation of climate change). Any development at this PADC will also be required to provide sustainable energy in line with national standards. In addition to the requirements of the PADC, Core Policy CP10 which seeks	++/--	This alternative is located within Basildon town centre which includes three civic spaces, one urban park/country park, two health centres, one indoor leisure facility and the bus and railway station. Within easy walking distance there are five key services. Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network , which could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Overall, new development coming forward in the town centre would be well located in respect of existing services and access to public transport infrastructure which will provide new residents/users with the opportunity to access existing services sustainably. Furthermore	++/-?

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	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
for local energy needs to reduce the reliance on fossil fuels.	<p>to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, this PADC is well located in respect of existing services and access to public transport infrastructure which will provide new residents/users with the opportunity to access existing services sustainably. Furthermore, development at this PADC will be required to deliver new services and improvements to public transport infrastructure to further improve access to local services. However, the PADC will deliver 2000 dwellings and improvements to the road network. As such, car based travel is likely to remain a major mode of transport for residents within the PADC. It is therefore considered that development at this PADC will have a significant mixed effect on this objective.</p>		<p>development through this alternative will also be required to comply with the core policies CP10 and CP15. It is not possible to predict with any certainty the number of dwellings/employment uses that will come forward through this development and therefore the number of private cars. However, it is expected that a proportion of development within this alternative will be car based. As such, development through this alternative is likely to have an uncertain significant mixed effect on this objective.</p>	
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A176 and A132 run through this PADC and new residents/ uses within close proximity to these roads may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network. Construction of this PADC may also result in adverse noise and air pollution impacts on existing residents/uses within the locality. However, development at this PADC will be required to implement noise and air quality management strategies during construction (including noise and dust management plans).</p> <p>Mitigation will also be required to remove/treat any potential contaminated land found within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate</p>		<p>The A176 and A132 run through this town centre and new residents/ uses within close proximity to these roads may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network. Construction of this alternative may also result in adverse noise and air pollution impacts on existing residents/uses within the locality.</p> <p>However, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and</p>	

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this PADC can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing residents/ uses and on new residents/ uses closest to the A176 and A132 respectively.</p>		<p>operation of new development on existing residents/ uses and on new residents/ uses closest to the A176 and A132 respectively.</p>	
16. Improve water efficiency and achieve sustainable water resource management.	<p>Basildon Brook river is located within the northern part of the PADC and runs into Gloucester Lake which is also within the boundary of the PADC. The western part of the PADC is overlain by a Secondary Undifferentiated Superficial Aquifer and therefore, there is potential for localised water pollution during construction.</p> <p>The PADC is located approximately 3.1km north west of Pitsea Sewage Treatments Works and the PADC has an existing 1,550mm diameter sewer running through the middle of it, under Roundcare. Detailed network modelling will be required to assess the capacity of the existing system and the impact of additional flows on the network (South Essex Water Cycle Study 2011).</p> <p>If upgrades are required at this PADC, they should be provided to an adoptable standard and development should not precede the necessary drainage works.</p> <p>Furthermore, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, through the implementation of the requirements set out in the PADC and compliance with core policies CP14 and CP21, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>Basildon Brook river is located within the northern part of this alternative and runs into Gloucester Lake which is also within the boundary of the alternative. The western part of the alternative is overlain by a Secondary Undifferentiated Superficial Aquifer and therefore, there is potential for localised water pollution during construction.</p> <p>The alternative is located approximately 3.1km north west of Pitsea Sewage Treatments Works and the alternative has an existing 1,550mm diameter sewer running through the middle of it, under Roundcare. Detailed network modelling will be required to assess the capacity of the existing system and the impact of additional flows on the network (South Essex Water Cycle Study 2011).</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective as all development will be required to comply with core policies CP14 and CP21.</p>	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development through this alternative is likely to have a minor</p>	+

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	on this objective.		positive effect on this objective.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have minor positive effect on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this alternative is likely to have minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Transport modelling suggests that several junctions will be over-capacity, including along Broadmayne, Southernhay and the A127. It is expected that all can be mitigated.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.</p>	-/?	<p>Transport modelling suggests that several junctions will be over-capacity, including along Broadmayne, Southernhay and the A127. It is expected that all can be mitigated.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>Even without the development planned within PADC1, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated throughout the area.</p>	-/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++?). Objective 5: Sustainable Town Centres (++) Objective 6: Education (++?). Objective 7: Housing (++) Objective 9: Vibrant Communities (++?). Objective 10: Regenerate and Renew Disadvantaged Areas (++) Objective 12: Efficiency of Land Use (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (+ +/ -?). 		<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--?). <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/ -?). <p>Recommendations</p> <ul style="list-style-type: none"> As this is a town centre location a proportion of development should be car free. Confirm the number of dwellings provided. Confirm the amount and type of uses to be provided. 	

SA objective	PADC1: Basildon Town Centre			
	PADC 1		Reasonable Alternative: Do Nothing (let the market decide)	
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	<ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 11: Access to Services (++/-?). Objective 14: Climate Change (+ +/-). <p>Recommendations</p> <ul style="list-style-type: none"> As this is a town centre location, a proportion of the dwellings/employment space provided should be car free. Confirm a superstore will be provided. Confirm the grade of hotel which will be provided. Safeguard all existing services onsite. 		<ul style="list-style-type: none"> Retain all existing facilities onsite. Provide a proportion of car free development. Safeguard all existing services onsite. 	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This PADC is located on brownfield land which includes three open spaces (all of which are amenity green space) and is expected to deliver at least 150 dwellings, 2,500m² of A1 food store floorspace, replacement A1, A2, A3, A4 and A5 retail floorspace, an upgraded Laindon Health Centre, new car parking and landscaping and an enhanced public realm. Although it is not explicitly stated in the policy, it is assumed due to the size and significance of the proposals that development at this PADC will come forward in phases. Furthermore, the PADC also requires developments to implement appropriate management strategies during construction to minimise visual impact. This will reduce the adverse visual effects which are likely to occur during the construction period.</p> <p>One of the key objectives of this PADC is to create an environment that is diverse, vibrant, safe and environmentally conscious. To achieve this, development will be required to minimise loss of open space and, if necessary, explore the replacement/ relocation of open space as civic space which incorporates landscaping to enhance the aesthetics and safety of the town centre. The townscape of the wider landscape should be considered when determining opportunities for high quality landmark/ gateway buildings.</p> <p>In addition to the requirements within the PADC, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Overall, during the short-term, development at this PADC is likely to have an uncertain minor adverse effect as a result of construction works. In the long-term, development at this PADC is likely to have a significant positive effect on this objective due to the delivery of a high quality environment.</p>	++/-/?	<p>Development at this alternative will be located on brownfield land which includes three open spaces (all of which are amenity green space). Development will come forward when the market permits which could result in a piece-meal development with little or no coordination between the individual proposals. Construction works per development may be smaller, however, more of them may commence/run at the same time resulting in a town centre dotted with construction hoardings, plant and machinery. As the market decides, this may determine the size of buildings which could influence design. Furthermore, individual proposals will employ different design rationales which could subsequently leave Laindon town centre with a mixture of designs and no collective local distinctiveness.</p> <p>However, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Although the above core policies will seek to mitigate and prevent individual developments which will have an unacceptable effect on the landscape, letting the market decide is likely to result in a piece-meal redevelopment of Laindon town centre which is considered to have an uncertain minor adverse effect on this objective.</p>	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The PADC is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zones which the PADC is located within are considered to hold 'limited sensitivity to change' due to the modern development which resides within the Zones.</p> <p>There are a number of Mesolithic, Roman and medieval sites or find-spots and one archaeological find area located within the PADC. The closest listed building to the PADC is the Grade I Church of St Nicholas located</p>	-/?	<p>This alternative is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zones which the alternative is located within are considered to hold 'limited sensitivity to change' due to the modern development which resides within the Zones.</p> <p>There are a number of Mesolithic, Roman and medieval sites or find-spots and one archaeological find area located within the alternative. The closest listed building to the alternative is the Grade I Church of St</p>	-/?

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>approximately 900m north east. Noak Bridge Conservation Area is located approximately 1.6km north east of the PADC.</p> <p>Development at this PADC is required to retain Laindon War Memorial within the new town centre as a historic and community focal point.</p> <p>In addition to the requirement of the PADC, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>It is therefore considered that development at this PADC will have a minor adverse uncertain effect on this objective as the PADC holds limited sensitivity to change and any archaeological assets found during the construction of new development will be safeguarded by Core Policy CP12. However, potential impacts on the setting of the Grade I Listed St Nicholas Church are unclear.</p>		<p>Nicholas located approximately 900m north east. Noak Bridge Conservation Area is located approximately 1.6km north east of the alternative.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>Although development is likely to come forward in a piece-meal fashion, all development will be expected to comply with Core Policy CP12. As such, any discovered archaeological assets will be safeguarded. In addition to this, the areas holds limited sensitivity to change in respect of the Historic Environment. It is therefore considered that development through this alternative will have a negligible effect on this objective. As potential impacts on the setting of the Grade I Listed St Nicholas Church are uncertain a minor adverse effect is predicted.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>There are six protected species alert areas located within this PADC and Langdon Complex Local Wildlife Site (which contains Lowland Meadows UK BAP Habitat) is located to the south of the PADC, immediately adjacent the railway line. There is no ancient woodland located within close proximity of the PADC or any SSSIs or SACs/SPAs/Ramsars located within 2km or 5km respectively.</p> <p>Development at this PADC will be required to undertake protected species surveys and any necessary corresponding mitigation, including offsite mitigation to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity. Development should also include public realm enhancements which may include the provision of green infrastructure and consider/ respect all Tree Preservation Orders within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Overall, it is considered that development at this PADC will have a minor positive effect on this objective as there will be no net loss of biodiversity as a result of development and will provide public realm enhancements which could be ecologically beneficial. However, this is uncertain.</p>	+/?	<p>There are six protected species alert areas located within this alternative and Langdon Complex Local Wildlife Site (which contains Lowland Meadows UK BAP Habitat) is located to the south of the alternative, immediately adjacent the railway line. There is no ancient woodland located within close proximity of the alternative or any SSSIs or SACs/SPAs/Ramsars located within 2km or 5km respectively.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Letting the market decide is likely to have a negligible effect on this objective as there are no designated assets within the alternative. Limited impacts, if any, are expected on the Langdon Complex Local Wildlife Site as it is separated from the alternative by the railway line. Furthermore, Core Policy CP9 will protect Langdon Complex Local Wildlife Site from any adverse effects which may arise from development through this alternative.</p>	0
4. Achieve sustainable	The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for a convenience superstore (>2,500m ²) to meet		The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for a convenience superstore (>2,500m ²) to	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
levels of prosperity and economic growth to stimulate economic regeneration.	<p>the future out-of-centre demand.</p> <p>This PADC seeks to promote the viability and vitality of Laindon town centre through meeting modern needs and its economic potential where people are attracted to live, work, study, relax, visit and invest. Furthermore, it seeks to provide a new high quality retail environment that better integrates its existing facilities. To achieve this, development at this PADC is required to provide 2,500m² of A1 food store floorspace and replacement A1, A2, A3, A4 and A5 retail floorspace. As such, it is considered that this PADC meets Laindon town centre's identified need as set out in the Topic Paper.</p> <p>Development will also be required to ensure local businesses/people are employed during the construction period and small and medium-sized enterprises within the town centre are supported.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>meet the future out-of-centre demand.</p> <p>Development through this alternative will be determined by the market and it is unlikely that piece-meal development will deliver the required needs. As such, development through this alternative is likely to have an uncertain minor adverse effect on this objective.</p>	-/?
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>The Town Centres and Retail Topic Paper sets out the needs for Laindon town centre which development at this PADC will meet. The PADC will also provide at least 150 dwellings ensuring new residents are in close proximity to existing and new services.</p> <p>In addition to the requirements of the PADC, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure Laindon town centre is promoted for sustainable development.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for a convenience superstore (2,500m²) to meet the future out-of-centre demand.</p> <p>It is not possible to predict with any certainty if the level of development which comes forward through this alternative will meet the needs of the Topic Paper.</p> <p>However, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure that any development coming forward is assessed in line with this hierarchy.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect on this objective.</p>	+
6. Improve educational attainment and social inclusion, especially in the most deprived	<p>It is unclear whether the existing primary and secondary schools within easy walking distance of the PADC have capacity for additional pupils. However, development at this PADC will be required to provide financial contributions to expand existing primary schools within the priority admission area; utilise the local labour market during the construction</p>	+	<p>It is unclear whether the existing primary and secondary schools with easy walking distance of this alternative have capacity for additional pupils.</p> <p>However, Core Policy CP7 states the council's intention to use planning</p>	+/?

SA objective	PADC2: Laindon Town Centre			
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
areas of the Borough.	<p>period and promote training and apprenticeship schemes in partnership with local businesses and the public sector.</p> <p>Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Development at this PADC is likely to have a minor positive effect on this objective as it will secure financial contributions to expand local primary schools and ensure the use of the local labour market/apprenticeships during construction and operation.</p>		<p>obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect on this objective as new development will be required to comply with core policies CP7 and CP8.</p>	
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver at least 150 dwellings which is considered to be a strategic development and will contribute positively to the Borough's overall objectively assessed housing need (16,000 homes).</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>It is not possible to predict with any certainty if development through this alternative will provide any dwellings or increase the affordable housing provision within the Borough.</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>Therefore, as it is not possible to predict if any dwellings will come forward through this alternative, this alternative is likely to have an uncertain negligible effect on this objective.</p>	0/?
8. Improve the health and wellbeing of the Borough's	<p>The location of this PADC will not directly influence health inequality, mortality rates or fuel poverty. However, development at this PADC will be required to provide an upgraded Laindon Health Centre which will be</p>		<p>The location of this alternative will not directly influence health inequality, mortality rates or fuel poverty. Furthermore, it is not possible to predict with any certainty the type of development which will come forward through this alternative, or if any financial contributions</p>	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
residents and reduce inequalities in health related to development and the environment.	<p>secured through financial contributions from PADC5.</p> <p>Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, Core Policy CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>As such, development at this PADC will have a minor positive effect on this objective.</p>	+	<p>will be required to assist in the provision of health care facilities. It is also considered that piece-meal development is less likely to deliver a balanced mix of uses which can contribute to healthy communities.</p> <p>However, Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, Core Policy CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>As such, development through this alternative is likely to have an uncertain negligible effect on this objective as it is not possible to predict with any certainty that health benefits will be delivered through piece-meal development.</p>	0/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The location of this PADC is expected to have a significant positive effect on this objective as one of the key objectives of this PADC is to promote the vitality and viability of Laindon town centre by creating a place where people are attracted to live, work, study, relax, visit and invest. A second objective seeks to create an environment that is diverse, vibrant and safe. To meet these objectives, development at this PADC will provide at least 150 dwellings, 2,500m² of A1 food store floorspace, replacement A1, A2, A3, A4 and A5 retail floorspace, an upgraded Laindon Health Centre, new car parking, landscaping and an enhanced public realm. It is uncertain if any of the allocated A4 uses will contribute to the night-time economy, which may increase anti-social behaviour.</p> <p>However, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development at this PADC is likely to have an uncertain significant positive effect on this objective.</p>	++/?	<p>All development within this alternative is considered to contribute to creating sustainable vibrant communities through the regeneration of the area. However, large-scale coordinated regeneration is more likely deliver significant positive impacts.</p> <p>Furthermore, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective. Although this is uncertain.</p>	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the	<p>The northern half of this PADC is located within an area defined as highly deprived (0-20%) whilst the southern half is within an area defined as reasonably deprived (20-40%). The western boundary of the PADC is considered to be deprived (40-60%).</p> <p>Development at this PADC will be required to provide a number of key</p>		<p>The northern half of this alternative is located within an area defined as highly deprived (0-20%) whilst the southern half is within an area defined as reasonably deprived (20-40%). The western boundary of the alternative is considered to be deprived (40-60%).</p> <p>As such, any development through this alternative could contribute to</p>	

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Borough.	<p>services including employment, upgraded healthcare facilities, new car parking, landscaping and an enhanced public realm. The re-provision of open space should explore the use of civic spaces with landscaping to enhance the aesthetics and safety of the town centre. Financial contributions will also be secured to expand primary schools within the priority admission area.</p> <p>As such, there is potential to reduce the existing levels of deprivation within the PADC and its locality. It is therefore considered likely that development at this PADC will have a significant positive effect on this objective.</p>	++	<p>reducing existing levels of deprivation within the alternative and its locality. However, piece-meal development is less likely to deliver significant benefits.</p> <p>It is therefore considered likely that development through this alternative will have minor positive effect on this objective.</p>	+
11. Improve accessibility to and enhance local services and facilities.	<p>The PADC is located within Laindon town centre which includes three open spaces (all of which are amenity green space), one indoor leisure facility, one healthcare facility and one local centre. Within easy walking distance there are 15 open spaces (including two natural/ semi natural green spaces, seven amenity green spaces, four educational fields, one outdoor sports facility and one urban park/ country park) two indoor leisure facilities, four primary schools, one secondary school and one local centre. Although there are no PROW located within the PADC, there are a number located within easy walking distance. Furthermore, there is a railway station within the PADC and a number of bus stops within and within easy walking of the PADC.</p> <p>Development at this PADC will be required to provide 2,500m² of A1 food store floorspace, replacement A1, A2, A3, A4 and A5 retail floorspace, upgraded healthcare facilities, new car parkin and landscaping and an enhanced public realm. Loss of open space will be limited. Where open space is to be re-provided, civic spaces should be explored which incorporates landscaping.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities. Financial contributions will also be required to expand primary schools in the priority admission area.</p>	++/-/?	<p>The alternative is located within Laindon town centre which includes three open spaces (all of which are amenity green space), one indoor leisure facility, one healthcare facility and one local centre. Within easy walking distance there are 15 open spaces (including two natural/ semi natural green spaces, seven amenity green spaces, four educational fields, one outdoor sports facility and one urban park/ country park) two indoor leisure facilities, four primary schools, one secondary school and one local centre. Although there are no PROW located within the alternative, there are a number located within easy walking distance. Furthermore, there is a railway station within the alternative and a number of bus stops within and within easy walking of the alternative.</p> <p>It is unclear if the existing open spaces and services located within this alternative will be removed as a result of piece-meal development and whether individual developments would be able to provide extensive new and enhancements to existing facilities.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Although Core Policy CP18 seeks to resist and enhance local facilities, it is not possible to predict with any certainty if facilities will be safeguarded or provided/ enhanced. As such, development through this</p>	?

PADC2: Laindon Town Centre				
SA objective	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		As such, taking into account the potential replacement/ relocation of existing open space and retail uses onsite, the proximity of existing facilities and the provision of new facilities/ financial contributions to support the expansion of existing services, it is considered development at this PADC will have an uncertain significant mixed effect on this objective.		alternative is likely to have an uncertain effect on this objective.
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.	<p>This PADC is located within Laindon town centre and is considered to be wholly brownfield land. As such, development at this PADC will be more efficient than development on greenfield land. Furthermore, this PADC will deliver 150 dwellings in a town centre location as opposed to a Green Belt location.</p> <p>In addition to the location of the PADC on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this PADC is used to its maximum potential.</p> <p>There is no indication that development at this PADC will take advantage of reclaimed materials.</p> <p>It is therefore considered that development at this PADC will have a minor positive effect on this objective.</p>	+	<p>This alternative is located within Laindon town centre and is considered to be wholly brownfield land. As such, development at this alternative will be more efficient than development on greenfield land.</p> <p>In addition to the location of the alternative on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this alternative is used to its maximum potential.</p> <p>It is uncertain if reclaimed materials will be used during any development through this alternative.</p> <p>It is therefore considered that development through this alternative will have an uncertain minor positive effect on this objective.</p>	+/?
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>This PADC is not located with any flood zones; however, it is located within two Critical Drainage Areas and two Potential Surface Water Flooding Hotspots.</p> <p>Development at this PADC will be required to manage flood risk in accordance with the South Essex Strategic Flood Risk Assessment and South Essex Surface Water Management Plan and agreed with the Water Authority, Environment Agency and the Lead Local Flood Authority.</p> <p>In addition to the requirements of the PADC, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account the measures development will be required to implement to prevent flood risk on or off site and compliance with Core Policy CP16, it is considered that development at this PADC will have a negligible effect on this objective.</p>	0	<p>This alternative is not located with any flood zones; however, it is located within two Critical Drainage Areas and two Potential Surface Water Flooding Hotspots.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account the alternative's location and compliance with Core Policy CP16, development through this alternative is likely to have a negligible effect on this objective.</p>	0
14. Reduce the local	The PADC is located within Laindon town centre which includes three open		The alternative is located within Laindon town centre which includes	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>spaces (all of which are amenity green space), one indoor leisure facility, one healthcare facility, one local centre, bus stops and a railway station. Within easy walking distance there are five key services.</p> <p>One of the key objectives of this PADC is to create an environment that is diverse, vibrant and environmentally conscious. To achieve this, development at this PADC will be required to provide a number of key services including employment, upgraded healthcare facilities, financial contributions to expand existing primary schools in the priority admission area and the re-provision of open space (if necessary). Development will also be required to provide improvements to public transport facilities thus reducing the reliance on the car. However, development will also be required to provide new car parking and improvements to the highway network.</p> <p>Any development at this PADC will also be required to provide sustainable energy in line with national standards.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, this PADC is well located in respect of existing services and access to public transport infrastructure which will provide residents/users with the opportunity to access existing services sustainably. Furthermore, development at this PADC will be required to deliver new services and improvements to public transport infrastructure to further improve access to local services. However, the PADC will deliver at least 150 new dwellings, a new car park and improvements to the road network. As such, car based travel will continue and potentially increase as a result of this PADC. It is therefore considered that development at this PADC will have a significant mixed effect on this objective.</p>	<p>++/-</p>	<p>three open spaces (all of which are amenity green space), one indoor leisure facility, one healthcare facility, one local centre, bus stops and a railway station. Within easy walking distance there are five key services.</p> <p>Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, which could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, new development coming forward in the town centre would be well located in respect of existing services and access to public transport infrastructure which will provide new residents/users with the opportunity to access existing services sustainably. Furthermore development through this alternative will also be required to comply with the core policies CP10 and CP15. It is not possible to predict with any certainty the number of dwellings/employment uses that will come forward through this development and therefore the number of private cars. However, it is expected that a proportion of development within this alternative will be car based. As such, development through this alternative is likely to have an uncertain significant mixed effect on this objective.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or</p>	<p>High Road, the B148 and a number of major roundabouts are located within this PADC and on its boundary. Furthermore, immediately adjacent to the south west boundary of the PADC is an industrial estate. As such, new residents/ uses within close proximity to these roads and existing uses may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of the road network and the type of</p>		<p>High Road, the B148 and a number of major roundabouts are located within this alternative and on its boundary. Furthermore, immediately adjacent to the south west boundary of the alternative is an industrial estate. As such, new residents/ uses within close proximity to these roads and existing uses may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of the road network</p>	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	mitigation measures.	<p>existing uses.</p> <p>Construction of this PADC may also result in adverse noise and air pollution impacts on existing residents/uses within the locality. However, development at this PADC will be required to implement noise and air quality management strategies during construction (including noise and dust management plans).</p> <p>Mitigation will also be required to remove/treat any potential contaminated land found within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this PADC can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing and new residents/ uses and on new residents/ uses closest to the existing road network and industrial estate respectively.</p>	-	<p>and the type of existing uses.</p> <p>Construction of this alternative may also result in adverse noise and air pollution impacts on existing residents/uses within the locality.</p> <p>However, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this alternative can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing and new residents/ uses and on new residents/ uses closest to the existing road network and industrial estate respectively.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>The nearest main river is the River Crouch located approximately 1km north of the PADC. However, part of the PADC is overlain by a Secondary Undifferentiated Superficial Aquifer. Therefore, there is potential for localised water pollution during construction.</p> <p>The PADC is located approximately 5.6km north west of Pitsea Sewage Treatment Works and there are principal sewers with diameters up to 450mm adjacent to the PADC which suggests there may be capacity for additional flows. Network modelling will be required to inform potential development as the network is a large combined system (South Essex</p>		<p>The nearest main river is the River Crouch located approximately 1km north of the alternative. However, part of the alternative is overlain by a Secondary Undifferentiated Superficial Aquifer. Therefore, there is potential for localised water pollution during construction.</p> <p>The alternative is located approximately 5.6km north west of Pitsea Sewage Treatment Works and there are principal sewers with diameters up to 450mm adjacent to the alternative which suggests there may be capacity for additional flows. Network modelling will be required to inform potential development as the network is a large combined</p>	

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Water Cycle Study 2011).</p> <p>If upgrades are required at this PADC, they should be provided to an adoptable standard and development should not precede the necessary drainage works.</p> <p>Furthermore, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, through the implementation of the requirements set out in the PADC and compliance with core policies CP14 and CP21, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>system (South Essex Water Cycle Study 2011).</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective as all development will be required to comply with core policies CP14 and CP21.</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective.</p>	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have minor positive effect on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this alternative is likely to have minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127, High Road and the A176. It is expected that all can be mitigated.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial</p>	-/?	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127, High Road and the A176. It is expected that all can be mitigated.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial</p>	-/?

SA objective	PADC2: Laindon Town Centre			
	PADC 2		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
sustainable locations.	<p>contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.</p>		<p>contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>Even without the development planned within PADC2, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated throughout the area.</p>	
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 9: Vibrant Communities (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (++)/-?) Objective 11: Access to Services (++)/-?) Objective 14: Climate Change (++)/-?) <p>Recommendations</p> <ul style="list-style-type: none"> Ensure the existing open space is retained or replaced/ relocated to a higher standard. Provide a proportion of car free development. Respect the setting of the Grade I Listed St Nicholas Church Laindon. 		<p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (++)/-?) <p>Recommendations</p> <ul style="list-style-type: none"> Ensure the existing open space is retained or replaced/ relocated to a higher standard. Confirm the number of dwellings provided. Confirm the amount and type of uses space to be provided. Provide a proportion of car free development. Respect the setting of the Grade I Listed St Nicholas Church Laindon. 	

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>The corridor does not sit within the countryside adjacent to the Basildon but within the urban fringe. There are however over ten large open spaces within close proximity, although none overlap with the existing employment areas.</p> <p>Policy PAD3 encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127 Enterprise Corridor. Maximising the potential of existing employment land reduces the need to encroach upon the Green Belt and surrounding countryside limiting the significance for adverse landscape effects, which has a minor positive effect on this objective.</p> <p>Furthermore, Policy PAD3 outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include appropriate screening and landscaping along the Enterprise Corridor; retention of poplar trees and gravelled planting features along the Enterprise Corridor retention of distinctive landmark buildings, and views to them along the Enterprise Corridor, including the Ford Motor Company's Research and Development headquarters and the Onion Water Tower; and the retention and enhancement of the key gateways into Basildon from the A127, including views out to developed areas that are well contained by vegetation.</p>	+/?	<p>Policy encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127 Enterprise Corridor. Maximising the potential of existing employment reduces the need to encroach upon the Green Belt and surrounding countryside limiting the significance for adverse landscape effects, which has a minor positive effect on this objective.</p> <p>Furthermore, policy outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include appropriate screening and landscaping along the Enterprise Corridor; retention of poplar trees and gravelled planting features along the Enterprise Corridor retention of distinctive landmark buildings, and views to them along the Enterprise Corridor, including the Ford Motor Company's Research and Development headquarters and the Onion Water Tower; and the retention and enhancement of the key gateways into Basildon from the A127, including views out to developed areas that are well contained by vegetation.</p> <p>In addition, policy requires the retention of existing high quality open space alongside the offsetting of any loss of informal open spaces through financial contributions to improve the public realm within the Enterprise Corridor. For example, within the Green Lanes South SPG, plans are outlined for the retention of a large area of open space within the scheme. Called 'the common, the space will act as an informal</p>	+/?	<p>A Core Planning Principle in the NPPF is that local planning should '<i>contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework [and] 'take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'</i>, in accordance with paragraphs 61, 109 – 125 and 192.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy CP11 seeks to protect the Green Belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to be less appropriate to the specific needs of the existing landscape of the area and less inclined to include tailor-made landscape enhancements that would improve the tranquillity, aesthetic value of the landscape as well as the capacity of the landscape to accommodate planned land</p>

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>In addition, policy PAD3 requires the retention of existing high quality open space alongside the offsetting of any loss of informal open spaces through financial contributions to improve the public realm within the Enterprise Corridor. For example, within the Green Lanes South SPG, plans are outlined for the retention of a large area of open space within the scheme. Called 'the common', the space will act as an informal open space, sustainable urban drainage and important green infrastructure for wildlife and pedestrians within the area.</p> <p>In addition to policy PAD3, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy CP11 seeks to protect the Green Belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>As such, it is likely that the PADC will have a minor positive effect against this objective, with some uncertainty until the detailed design and layout of the all development plans along the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners Lane South SPG.</p>		<p>open space, sustainable urban drainage and important green infrastructure for wildlife and pedestrians within the area.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy CP11 seeks to protect the Green Belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective, as all use classes will require similar mitigation, such as the measures outlined within policy. As such, it is likely that the reasonable alternative will have a minor positive effect against this objective, with some uncertainty until the detailed design and layout of the all development plans along the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners Lane South SPG.</p>		<p>use expansion and change.</p> <p>As such, the overall effect of this reasonable alternative is likely to be minor negative, with some uncertainty until the detailed design and layout of the area are known.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness	<p>The PADC is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) although it contains few historic buildings and few archaeological sites. The Historic</p>		<p>The reasonable alternative is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) although it contains few historic buildings and few archaeological sites. The Historic</p>		<p>A Core Planning Principle in the NPPF is that local planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this</p>	

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>of Basildon Borough.</p> <p>Environment Zones which the majority of the PADC is located within are considered to be 'sensitive to change' while the most westerly part of the PADC is within a Historic Environment Zone which has 'limited sensitivity to change'.</p> <p>Policy PADC3 encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127 Enterprise Corridor. Maximising the potential of existing employment reduces the need to encroach upon other sensitive heritage landscapes within the Borough, limiting the significance for adverse heritage effects, which has a minor positive effect on this objective.</p> <p>Furthermore, policy PADC3 outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include retaining and respecting the remaining historic field boundaries within the area; ensuring any potential for archaeological deposits in undeveloped areas is fully explored; and the pond at Cranes Farm, part of a historic moated site, is respected.</p> <p>There is one Grade I listed building, Church of St Nicolas, less than 600m to the west of the Enterprise Corridor and one Grade II* listed building, Church of Holy Cross, less than 250m to the south of the Enterprise Corridor. Both buildings are particularly significant and their setting could be negatively affected by the Enterprise Corridor, particularly at</p>	-/?	<p>Environment Zones which the majority of the reasonable alternative is located within are considered to be 'sensitive to change' while the most westerly part of the reasonable alternative is within a Historic Environment Zone which has 'limited sensitivity to change'.</p> <p>Policy encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127 Enterprise Corridor. Maximising the potential of existing employment reduces the need to encroach upon other sensitive heritage landscapes within the Borough, limiting the significance for adverse heritage effects, which has a minor positive effect on this objective.</p> <p>Furthermore, policy outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include retaining and respecting the remaining historic field boundaries within the area; ensuring any potential for archaeological deposits in undeveloped areas is fully explored; and the pond at Cranes Farm, part of a historic moated site, is respected.</p> <p>There is one Grade I listed building, Church of St Nicolas, less than 600m to the west of the Enterprise Corridor and one Grade II* listed building, Church of Holy Cross, less than 250m to the south of the Enterprise Corridor. Both buildings are particularly significant and their setting could be negatively affected Enterprise Corridor, particularly at Gardiners Lane South, which</p>	-/?	<p>and future generations', in accordance with paragraphs: 61, 55, 126 – 141.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PADC3, development within the area is likely to be less appropriate to the specific needs of heritage assets within and around the Enterprise Corridor.</p> <p>As such, the overall effect of this reasonable alternative is likely to be minor negative, with some uncertainty until the detailed design and layout of the area are known.</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>Gardiners Lane South, which is very close to the Church of Holy Cross.</p> <p>In addition to policy PAD3, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>As such, it is likely that the PADC will have only a minor negative effect against this objective, with some uncertainty until the detailed design and layout of the all development plans along the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners Lane South SPG.</p>		<p>is very close to the Church of Holy Cross.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective, as all use classes will require similar mitigation, such as the measures outlined within policy. As such, it is likely that the reasonable alternative will have only a minor negative effect against this objective, with some uncertainty until the detailed design and layout of the all development plans along the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners Lane South SPG.</p>			
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The PADC is within 400m of six Local Wildlife Sites, all of which are in close proximity to the existing major strategic roads, including the A127, which connect the Enterprise Corridor. The promotion and redevelopment of the existing employment land within the Enterprise Corridor is likely to increase the number of vehicles on the road, with the potential for indirect minor negative effects on these Local Wildlife Sites.</p> <p>Policy PAD3 encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127</p>	+/-/?	<p>The reasonable alternative is within 400m of six Local Wildlife Sites, all of which are in close proximity to the existing major strategic roads, including the A127, which connect the Enterprise Corridor. The promotion and redevelopment of the existing employment land within the Enterprise Corridor is likely to increase the number of vehicles on the road, with the potential for indirect minor negative effects on these Local Wildlife Sites.</p> <p>Policy encourages the retention and redevelopment of existing employment land within the Borough, resulting in an additional 230,000m² of employment floor space on top of the existing 15,000,000m² within the A127 Enterprise Corridor.</p>	+/-/?	<p>A Core Planning Principle in the NPPF is that local planning should 'contribute to conserving and enhancing the natural environment', in accordance with paragraphs: 61, 81, 99, 109, 114, 117, 118, 119, 143 and 192.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>However, without area-based planning</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>Enterprise Corridor. Maximising the potential of existing employment reduces the need to encroach upon other ecologically sensitive areas of the Borough, limiting the significance for adverse ecological effects.</p> <p>Furthermore, Policy PAD3 outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include offsetting any loss of informal open space to employment or associated uses, where appropriate; a financial contribution to improve the public realm within the Enterprise Corridor; Tree Preservation Orders within the area to be considered and respected; and commitments to surveys for protected species and any recommended mitigation measures.</p> <p>In addition to policy PAD3, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>As such, it is likely that the PAD3 will have mixed (minor positive and minor negative) effects against this objective, as attempts are made to enhance and retain the existing green infrastructure within the Enterprise Corridor. Inevitably at this stage there is some uncertainty until the detailed design and layout of the all development plans along the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners</p>		<p>Maximising the potential of existing employment reduces the need to encroach upon other ecologically sensitive areas of the Borough, limiting the significance for adverse ecological effects.</p> <p>Furthermore, Policy outlines the following measures to mitigate any adverse impacts resulting from the proposed works. These include offsetting any loss of informal open space to employment or associated uses, where appropriate; a financial contribution to improve the public realm within the Enterprise Corridor; Tree Preservation Orders within the area to be considered and respected; and commitments to surveys for protected species and any recommended mitigation measures.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective, as all use classes will require similar mitigation, such as the measures outlined within policy. As such, it is likely that the reasonable alternative will have mixed (minor positive and minor negative) effects against this objective, as attempts are made to enhance and retain the existing green infrastructure within the Enterprise Corridor. Inevitably at this stage there is some uncertainty until the detailed design and layout of the all development plans along</p>		<p>policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area could be less appropriate to the specific needs of the ecological designations and protected species within and around the Enterprise Corridor.</p> <p>As such, the overall effect of this reasonable alternative is likely to be minor negative, with some uncertainty until the detailed design and layout of the area are known.</p>	

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	Lane South SPG.		the A127 Enterprise Corridor are outlined in planning applications or supplementary planning guidance, such as the Gardiners Lane South SPG.			
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>Policy PAD3 requires the retention of 15,000,000m2 of the existing B-class use employment space, the provision of an additional 230,000m2, also B-use class, focussing specifically on high technology engineering and manufacturing in accordance with the Thames Gateway South Essex Planning and Transport Strategy and Essex Economic Growth Strategy objectives, and a mixed used sustainable development west of Gardiners Lane South. Furthermore, the Enterprise Corridor is to provide for and promote small and medium enterprises in line with Core Policy CP6 and CP7; provide access to local skills and apprenticeship schemes; and use local businesses and locally skilled labour in the delivery of the development, where possible.</p> <p>As such, it is likely that the PAD3 is likely to have a significant positive effect against this objective.</p>	++	<p>Policy requires the retention of 15,000,000m2 of the existing employment space and the provision of an additional 230,000m2 of employment space. Within the reasonable alternative, the use-class of this employment space would be flexible and able to be use-classes other than the preferred B-class.</p> <p>The Employment Land and Premises Study (ELPS) identified that the enterprise corridor would require the retention of all B-class units (and additional B-class units) to maintain Basildon' status as an employment hub within the wider Thames Gateway and Essex area, and to support its local economy. Allowing other use-classes in the area would go against this recommendation and make it harder for the Borough to capitalise on the benefits of this strategic corridor, which is likely to lessen the significance of the benefits associated with its redevelopment.</p> <p>Furthermore, the Enterprise Corridor is to provide for and promote small and medium enterprises in line with Core Policy CP6 and CP7; provide access to local skills and apprenticeship schemes; and use local businesses and locally skilled labour in the delivery of the development, where possible.</p> <p>As such, it is likely that the reasonable alternative is likely to have a minor positive</p>	+	<p>A Core Planning Principle in the NPPF is that <i>local planning should 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'</i>, in accordance with paragraphs: 23-28, 160 and 161.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policies CP6 and CP7.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward less quickly and be less appropriate to the highly connected location.</p> <p>As such, the overall effect of this reasonable alternative is likely to be minor negative, with some uncertainty.</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			effect against this objective.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>The Enterprise Corridor contains one Local Centre and is within a reasonable walking distance of four other local centres.</p> <p>The vast majority of the Enterprise Corridor is to include B use-class employment space, which is unlikely to conflict or compete with the businesses within the existing local town centres, namely Basildon Town Centre. However, the plans within Gardiners Lanes South are for a mixed use sustainable development, which will include medium-scale residential development with potential the provision of a new local centre, which may compete with existing centres, especially given the excellent accessibility provided by the A127. However, this effect, is somewhat mitigated by the presence of several PRoW and bus stops along the Enterprise Zone, which will also provide access to Basildon Town Centre.</p> <p>Policy PAD3 requires that the Enterprise Corridor has sustainable access to local facilities and services, particularly to maintain provision to the community, social and personal sectors. Furthermore, the policy requires improvements to the local and strategic road network and pedestrian and cycling linkages, as well as financial contributions to improve the A127, which will improve links to existing centres, including Basildon Town Centre.</p> <p>As such, overall, it is likely that the PAD3 will have a mixed (minor positive and minor negative) effect against this</p>	+	<p>The Enterprise Corridor contains one Local Centre and is within a reasonable walking distance of four other local centres.</p> <p>Policy requires the retention of 15,000,000m2 of the existing employment space and the provision of an additional 230,000m2 of employment space. Within the reasonable alternative, the use-class of this employment space would be flexible and able to be use-classes other than the preferred B-class. Other use-classes are likely to compete with those services located within the Borough's town centres, especially given the excellent accessibility provided by the A127. Furthermore, the plans within Gardiners Lanes South are for a mixed use sustainable development, which will include medium-scale residential development with potential the provision of a new local centre, which may also compete with existing centres. However, this effect, is somewhat mitigated by the presence of several PRoW and bus stops along the Enterprise Zone, which will also provide access to Basildon Town Centre.</p> <p>Policy requires that the Enterprise Corridor has sustainable access to local facilities and services, particularly to maintain provision to the community, social and personal sectors. Furthermore, the policy requires improvements to the local and strategic road network and pedestrian and cycling linkages, as well as financial contributions to improve the A127, which will improve links to existing centres, including Basildon Town Centre. However, by allowing for competing</p>	-/?	<p>The NPPF states that local planning should 'be positive, promote competitive town centre environments and set out policies for the management and growth of centres', in accordance with paragraphs: 23-27 and 160-162.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward less quickly and be less appropriate to the highly connected location, which could result in the concentration of competing services and facilities within the Enterprise Corridor, with minor negative effects against this objective. However, this is uncertain until the detailed design and layout of the area are known.</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	objective.		<p>services within the Enterprise Corridor, these new access routes are likely to work both ways, drawing people to the Enterprise Corridor from the town centres as much as provide access to the town centres. Therefore, these improvements are likely to exacerbate as well as mitigate the minor negative effects against this objective.</p> <p>As such, overall, it is likely that the reasonable alternative will have a minor negative effect against this objective. This effect is uncertain until the range and quantity of use-classes is full realised.</p>			
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>The A127 Enterprise Corridor is primarily an employment area. No new educational facilities are planned for within the area, despite plans for the provision of medium-scale residential development within Gardiners Lane South. Therefore the provision or expansion of existing facilities within the immediate vicinity of area is uncertain at this stage.</p> <p>However, policy PAD3 does state that in an effort to support the local economy through the Enterprise Corridor will promote training programmes and apprenticeships schemes to improve local skill sets, which will have minor positive effects against this objective.</p> <p>Overall, the effects are minor positive with some uncertainty until the provision for education facilities are established.</p>	+/?	<p>The A127 Enterprise Corridor is primarily an employment area. No new educational facilities are planned for within the area, despite plans for the provision of medium-scale residential development within Gardiners Lane South. Therefore the provision or expansion of existing facilities within the immediate vicinity of area is uncertain at this stage.</p> <p>However, policy does state that in an effort to support the local economy through the Enterprise Corridor will promote training programmes and apprenticeships schemes to improve local skill sets, which will have minor positive effects against this objective.</p> <p>Overall, the effects are minor positive with some uncertainty until the provision for education facilities are established.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the</p>	+/?	<p>The NPPF states that local planning should <i>'ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'</i>, in accordance with paragraph 72.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward in a less co-ordinated way.</p>	?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			A127 Enterprise Corridor on this objective.			
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The A127 Enterprise Corridor is primarily an employment area. However, the provision of medium-scale residential development is planned within Gardiners Lane South, which is likely to have a minor positive effect against this objective.	+	The A127 Enterprise Corridor is primarily an employment area. However, the provision of medium-scale residential development is planned within Gardiners Lane South, which is likely to have a minor positive effect against this objective.	+	The NPPF states that local planning should 'boost significantly the supply of housing' , in accordance with paragraphs 47-55 and 156. However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward in a less co-ordinated way and may make no provision for housing. Furthermore, the exact nature and mix of development is unknown.	?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The A127 Enterprise Corridor is primarily an employment area. No new health facilities are planned for within the area, despite plans for the provision of medium-scale residential development within Gardiners Lane South. Therefore the provision or expansion of existing facilities within the immediate vicinity of area is uncertain at this stage. Sustainable access to local facilities and services is mentioned within policy PAD3, which is likely to have minor positive effects against this objective.	+/?	The A127 Enterprise Corridor is primarily an employment area. No new health facilities are planned for within the area, despite plans for the provision of medium-scale residential development within Gardiners Lane South. Therefore the provision or expansion of existing facilities within the immediate vicinity of area is uncertain at this stage. Sustainable access to local facilities and services is mentioned within policy, which is likely to have minor positive effects against this objective.	+/?	A Core Planning Principle in the NPPF is that local planning should 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs' , in accordance with paragraphs 69-78, 120 and 123 and 171. However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward in a less co-ordinated way.	?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	PAD3 is not expected to have a significant effect on this objective. However, sustainable access to local facilities and services is mentioned within policy PAD3, which is likely to have minor positive effects against this objective. Furthermore, improvements to road, cycle and pedestrian links will be improved. In addition to policy PAD3, Core Policy CP13 states developments should utilise	+	The reasonable alternative is not expected to have a significant effect on this objective. However, sustainable access to local facilities and services is mentioned within policy, which is likely to have minor positive effects against this objective. Furthermore, improvements to road, cycle and pedestrian links will be improved. Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to	+/?	The NPPF accounts for the need for local planning to create safe, low crime and vibrant communities in paragraphs 58 and 69. The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive effect on this objective.</p>		<p>significantly affect the overall effect of the A127 Enterprise Corridor; however, it could result in a greater number of facilities and services within close proximity to the residential development planned within and around the reasonable alternative, but this is uncertain.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, overall, it is likely that the reasonable alternative will have a minor positive effect against this objective; however, this effect is uncertain.</p>		<p>anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PADC3, development within the area is likely to come forward with less consideration for the immediate socio-economic needs of those that live in and around the development. This could result in existing brownfield land remaining derelict and abandoned, which could result in more anti-social behaviour and crime within the area, which would have an uncertain minor negative effect against this objective.</p>
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>The A127 Enterprise Corridor sits with some of the most deprived areas of the Borough and indeed the Country (0-20% and 20-40% most deprived nationally).</p> <p>The plans within policy PADC3 to redevelop and regenerate the area are therefore likely to have a significant positive effect on this objective.</p>	++	<p>The A127 Enterprise Corridor sits with some of the most deprived areas of the Borough and indeed the Country (0-20% and 20-40% most deprived nationally).</p> <p>The plans within policy to redevelop and regenerate the area are therefore likely to have a significant positive effect on this objective.</p>	++	<p>A Core Planning Principle in the NPPF is that local planning should <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'</i>, in accordance with paragraphs 21 and 161.</p> <p>The A127 Enterprise Corridor sits with some of the most deprived area of the Borough and indeed the Country (0-20% and 20-40% most deprived nationally).</p> <p>Without area-based planning policy for the A127 Enterprise Corridor, such as policy PADC3, development within the areas is likely to come forward less quickly and in a less co-ordinated way, with less immediate regeneration of the deprived areas along the Enterprise Corridor, and have less consideration for the immediate socio-</p>	0/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
					economic needs of those that live in and around the development. As such, it is likely that this reasonable alternative would have a negligible effect against this objective, with some uncertainty.	
11. Improve accessibility to and enhance local services and facilities.	<p>The A127 Enterprise Corridor is primarily an employment area. Therefore, it is unlikely that the area will have a significant effect against this objective. However, medium-scale residential development is planned for with Gardiners Lane South.</p> <p>Gardiners Lane South is within a reasonable walking distance of roughly nine essential local facilities and services including education and health facilities. There are several PRoW and bus stops within walking distance of the area and several open spaces within walking distance, most of which are to the south, on the other side of the A1235. None overlap with the existing employment areas.</p> <p>Sustainable access to local facilities and services is mentioned within policy PAD3, which is likely to have minor positive effects against this objective. Furthermore, improvements to road, cycle and pedestrian links will be improved, with further positive effects.</p> <p>In addition to policy PAD3, Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of</p>	+	<p>The A127 Enterprise Corridor is primarily an employment area. Therefore, it is unlikely that the area will have a significant effect against this objective. However, medium-scale residential development is planned for with Gardiners Lane South.</p> <p>Gardiners Lane South is within a reasonable walking distance of roughly nine essential local facilities and services including education and health facilities. There are several PRoW and bus stops within walking distance of the area and several open spaces within walking distance, most of which are to the south, on the other side of the A1235. None overlap with the existing employment areas.</p> <p>Sustainable access to local facilities and services is mentioned within policy, which is likely to have minor positive effects against this objective. Furthermore, improvements to road, cycle and pedestrian links will be improved, with further positive effects.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor; however, it could result in a greater number of facilities and services within close proximity to the residential development planned within and around the reasonable alternative, but this</p>	++/?	<p>A Core Planning Principle in the NPPF is that local planning should 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs', in accordance with paragraphs: 21, 28, 42, 55 and 70.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward in a less co-ordinated way.</p>	?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, overall, it is likely that the PADC will have a minor positive effect against this objective.</p>		<p>is uncertain.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, overall, it is likely that the reasonable alternative will have a significant positive effect against this objective; however, this effect is uncertain.</p>		
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.	<p>This PADC is located within urban fringe of Basildon town, on top of an existing band of employment land along the A127. It is assumed to be wholly brownfield land. As such, development at this PADC will be more efficient than development on greenfield land.</p> <p>In addition to the location of the PADC on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this PADC is used to its maximum potential.</p> <p>There is no indication that development at this PADC will take advantage of reclaimed materials.</p>	++	<p>This reasonable alternative is located within urban fringe of Basildon town, on top of an existing band of employment land along the A127. It is assumed to be wholly brownfield land. As such, development at this reasonable alternative will be more efficient than development on greenfield land.</p> <p>In addition to the location of the reasonable alternative on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this reasonable alternative is used to its maximum potential.</p> <p>There is no indication that development at this reasonable alternative will take</p>	++	<p>A Core Planning Principle in the NPPF is that local planning should <i>'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value [and] support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings...'</i>, in accordance with paragraphs: 55, 80, 89, 90 and 111.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this reasonable alternative is used to its</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		It is therefore considered that development at this PADC will have a significant positive effect on this objective.		<p>advantage of reclaimed materials.</p> <p>It is therefore considered that this reasonable alternative will have a significant positive effect on this objective.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.</p>		<p>maximum potential.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PADC3, development within the area is likely to come forward less quickly resulting in more gradual or no redevelopment of the Enterprise corridor, which would have an uncertain minor negative effect against this objective.</p>
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>Policy PADC3 acknowledges that part of the PADC is within a Critical Drainage Area and is vulnerable to surface water flooding, as well as includes land classified as Flood Zone 3b in the form of man-made Washlands. Furthermore, tributaries of the River Crouch extend south in to the band of employment land, at its central and eastern end. It states that development will be required to manage and off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>In addition to policy PADC3, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final</p>	-/?	<p>Policy acknowledges that part of the reasonable alternative is within a Critical Drainage Area and is vulnerable to surface water flooding, as well as includes land classified as Flood Zone 3b in the form of man-made Washlands. Furthermore, tributaries of the River Crouch extend south in to the band of employment land, at its central and eastern end. It states that development will be required to manage and off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final</p>	-/?	<p>A Core Planning Principle in the NPPF is that local planning should 'support the transition to a low carbon future in a changing climate, taking full account of flood risk...', in accordance with paragraphs: 94, 99-104, 109, 110, 156 and 166.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PADC3, development within the area is likely to be less appropriate to the specific flood risks within and around the Enterprise Corridor.</p> <p>Overall, this reasonable alternative is likely to be minor negative, with some uncertainty until the detailed design and layout of the area are known.</p>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	development.		development. Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.			
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>The A127 Enterprise Corridor is primarily an employment area along a strategic route, generating road traffic. Its redevelopment is likely to result in an increase in road traffic, including during the construction phases. Policy PAD3 states that financial contributions will be made to improve the A127 strategic highway network, which is likely to have minor negative effects against this objective.</p> <p>Furthermore, Gardiners Lane South is within a reasonable walking distance of roughly nine essential local facilities and services including education and health facilities. In addition, there are several PRoW and bus stops within walking distance of the area and several open spaces within walking distance, most of which are to the south, on the other side of the A1235, with minor positive effects.</p> <p>Policy PAD3 states that the development within the Enterprise Corridor will increase and promote sustainable modes of transport and movement to access the existing and new employment premises along the Enterprise Corridor, including improvements to cycle and pedestrian links, with minor positive effects. Sustainable access to local facilities and services is also mentioned within policy</p>	++/-	<p>The A127 Enterprise Corridor is primarily an employment area along a strategic route, generating road traffic. Its redevelopment is likely to result in an increase in road traffic, including during the construction phases. Policy states that financial contributions will be made to improve the A127 strategic highway network, which is likely to have minor negative effects against this objective.</p> <p>Furthermore, Gardiners Lane South is within a reasonable walking distance of roughly nine essential local facilities and services including education and health facilities. In addition, there are several PRoW and bus stops within walking distance of the area and several open spaces within walking distance, most of which are to the south, on the other side of the A1235, with minor positive effects.</p> <p>Policy states that the development within the Enterprise Corridor will increase and promote sustainable modes of transport and movement to access the existing and new employment premises along the Enterprise Corridor, including improvements to cycle and pedestrian links, with minor positive effects. Sustainable access to local facilities and services is also mentioned within policy, which is likely to have minor positive effects</p>	++/-	<p>A Core Planning Principle in the NPPF is that local planning should <i>'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'</i>, in accordance with paragraphs 30, 35, 39, 93-98 and 156.</p> <p>The NPPF, the following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered; Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to result in more gradual or no redevelopment/regeneration of the Enterprise corridor, and in turn would result in no policy-based catalyst for energy efficiency and low carbon/renewable energy measures within the Enterprise Corridor. However, slower/less development within the area would result in less road traffic to</p>	+/-/?

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	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>PADC3, which is likely to have minor positive effects against this objective.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>In addition to policy PADC3, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>As such, the multiple minor positive and minor negative effects are likely to result in a mix of significant positive and minor negative effects against this objective.</p>		<p>against this objective.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>As such, the multiple minor positive and minor negative effects are likely to result in a mix of significant positive and minor negative effects against this objective.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.</p>		<p>and from the Enterprise Corridor for longer, which would have a minor positive effect against this objective. As such, overall, the effects against this objective are likely to be mixed (minor positive and minor negative), with some uncertainty.</p>	
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A127 Enterprise Corridor is in close proximity to a couple of important strategic roads, not least the A127. These roads generate noise and air pollution, which is likely to have a minor negative effect against residents that live and work in and around the area. Furthermore, Basildon Sewage treatment Works is located in the eastern half of the Corridor, resulting in the risk of odour issues for</p>		<p>The A127 Enterprise Corridor is in close proximity to a couple of important strategic roads, not least the A127. These roads generate noise and air pollution, which is likely to have a minor negative effect against residents that live and work in and around the area. Furthermore, Basildon Sewage treatment Works is located in the eastern half of the Corridor, resulting in the risk of odour issues for workers within the</p>		<p>A Core Planning Principle in the NPPF is that local planning should 'contribute to conserving and enhancing the natural environment and reducing pollution...', in accordance with paragraphs: 109, 110, 120-125, 143, 144 and 148.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP14 states new</p>	

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	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>workers within the area.</p> <p>The proposed intensification of B-class employment development within the Enterprise Corridor coupled with financial contributions to improve the A127 will likely result in minor negative effects against this objective through increases in air and localised noise pollution.</p> <p>However, the redevelopment and regeneration of the brownfield land along the corridor is likely to result in opportunities to remediate contaminated land, which will have minor positive effects against this objective.</p> <p>Furthermore, policy PAD3 states that appropriate management strategies will be put in place to reduce noise, air quality and the visual impact of construction. Measures will also be put in place to increase and promote sustainable modes of transport and movement to access the existing and new employment premises along the Enterprise Corridor, with minor positive effects.</p> <p>In addition to policy PAD3, Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could</p>	+/-	<p>area.</p> <p>The proposed intensification of B-class employment development within the Enterprise Corridor coupled with financial contributions to improve the A127 will likely result in minor negative effects against this objective through increases in air and localised noise pollution.</p> <p>However, the redevelopment and regeneration of the brownfield land along the corridor is likely to result in opportunities to remediate contaminated land, which will have minor positive effects against this objective.</p> <p>Furthermore, policy states that appropriate management strategies will be put in place to reduce noise, air quality and the visual impact of construction. Measures will also be put in place to increase and promote sustainable modes of transport and movement to access the existing and new employment premises along the Enterprise Corridor, with minor positive effects.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP20 requires</p>	+/-	<p>development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted; Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area; Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward less quickly resulting in more gradual or no redevelopment/regeneration of the Enterprise corridor, and in turn would result in no measures to remove/treat contaminated ground water and soil within the Enterprise Corridor, which would have an uncertain minor negative effect against this objective. Conversely, slower/less development within the area would result in less road traffic to and from the Enterprise Corridor, which would have a minor positive effect against this objective. As such, overall, the effects against this objective are likely to be mixed (minor positive and minor</p>	+/-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, overall, the effects against this objective are likely to be mixed (minor positive and minor negative).</p>		<p>development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, overall, the effects against this objective are likely to be mixed (minor positive and minor negative).</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.</p>		<p>negative), with some uncertainty.</p>	
16. Improve water efficiency and achieve sustainable water resource management.	<p>The PADC contains large pockets of land designated as Secondary Undifferentiated Superficial Aquifer by the Environment Agency. As the area is within a Critical Drainage Area, is vulnerable to surface water flooding, and includes land classified as Flood Zone 3b in the form of man-made Washlands, policy PADC3 requires development to manage and off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>Basildon Sewage Treatment Works sits within the PADC. Policy PADC3 states that any development that adversely affects the integrity of the washlands will not be permitted and construction of on-site sewers, to an adoptable standard, will be</p>	+	<p>The reasonable alternative contains large pockets of land designated as Secondary Undifferentiated Superficial Aquifer by the Environment Agency. As the area is within a Critical Drainage Area, is vulnerable to surface water flooding, and includes land classified as Flood Zone 3b in the form of man-made Washlands, policy requires development to manage and off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>Basildon Sewage Treatment Works sits within the reasonable alternative. Policy states that any development that adversely affects the integrity of the washlands will not be permitted and construction of on-site sewers, to an adoptable standard, will be</p>	+	<p>A Core Planning Principle in the NPPF is that local planning should '<i>contribute to conserving and enhancing the natural environment and reducing pollution</i>', in accordance with paragraphs: 94, 99, 109, 143 and 162.</p> <p>In accordance to the NPPF, the following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality; Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed</p>	-?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>required, with minor positive effects.</p> <p>Furthermore, policy PAD3 outlines plans to remove/treat potential contaminated ground water and soil, which will have minor positive effects against this objective.</p> <p>In addition to policy PAD3, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, it is likely that the PADC will have minor positive effects against this objective.</p>		<p>required, with minor positive effects.</p> <p>Furthermore, policy outlines plans to remove/treat potential contaminated ground water and soil, which will have minor positive effects against this objective.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, it is likely that the reasonable alternative will have minor positive effects against this objective.</p> <p>Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.</p>		<p>developments.</p> <p>However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to result in more gradual or no redevelopment/regeneration of the Enterprise corridor, and in turn would result in no measures to remove/treat contaminated ground water and soil within the Enterprise Corridor, which would have an uncertain minor negative effect against this objective.</p>	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+	<p>A Core Planning Principle in the NPPF is that local planning should 'support the transition to a low carbon future in a changing climate...encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...', in accordance with paragraphs 30, 35, 39, 93-98 and 156.</p> <p>The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP15 sets out the sustainable construction requirements for all</p>	?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.		new developments and when renewable energy schemes will be considered; Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. However, without area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is likely to come forward in a less co-ordinated way. Furthermore, the exact nature and layout of the public realm is unknown.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PAD3 is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this PAD3 is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective. Allowing for change of use within the enterprise corridor from B-class uses, whether it be A, C or D, is unlikely to significantly affect the overall effect of the A127 Enterprise Corridor on this objective.	+	The NPPF does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. The following Core Policies outlined within the Borough's new Core Strategy will provide further strategic direction within the Borough: Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. The lack of area-based planning policy for the A127 Enterprise Corridor, such as policy PAD3, development within the area is unlikely to have a significant effect against this objective. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving	Transport modelling suggests that key junctions will be over-capacity (e.g. the A127/A132 Nevendon Interchange Junction). It is not certain if mitigation could be provided to mitigate the impact	-/?	Transport modelling suggests that key junctions will be over-capacity (e.g. the A127/A132 Nevendon Interchange Junction). It is not certain if mitigation could be provided to mitigate the impact of	-/?	A Core Planning Principle in the NPPF is that local planning should <i>actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in</i>	-/?

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	travel choice and channelling development to sustainable locations.	<p>of the additional car and freight based traffic anticipated through this PADC.</p> <p>Policy PAD3 requires improvements to the local and strategic road network and pedestrian and cycling linkages, as well as financial contributions to improve the A127.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.</p>		<p>the additional car and freight based traffic anticipated through this reasonable alternative.</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages, as well as financial contributions to improve the A127.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.</p>		<p><i>locations which are or can be made sustainable'</i>, in accordance with paragraphs: 29-32, 34-39, 41, 109, 110, 124 and 143.</p> <p>Even without the development planned within PAD3, transport modelling suggests that key junctions will be over-capacity (e.g. the A127/A132 Nevendon Interchange Junction). It is not certain if mitigation could be provided to mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative. Therefore, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain how fluctuations in car and freight based traffic will affect the area.</p>
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) Objective 12: Efficiency of Land Use (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/-) <p>Recommendations</p> <ul style="list-style-type: none"> There is one Grade I listed building, Church 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 10: Regenerate and Renew Disadvantaged Areas (++) Objective 11: Access to Services (++) Objective 12: Efficiency of Land Use (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/-) <p>Recommendations</p> <ul style="list-style-type: none"> There is one Grade I listed building, Church of 		<p>No significant effects.</p> <p>No recommendations.</p>	

SA objective	PADC 3: A127 Enterprise Corridor					
	PADC 3		Allow for change of use within the enterprise corridor from B-class uses.		Rely on the National Planning Policy Framework (NPPF)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>of St Nicolas, less than 600m to the west of the Enterprise Corridor and one Grade II* listed building, Church of Holy Cross, less than 250m to the south of the Enterprise Corridor. Both buildings could benefit from addition mitigation measures to protect their respective setting and integrity.</p> <ul style="list-style-type: none"> • Following firmer plans for the number of residential development to be incorporated with the Enterprise Corridor, sufficient financial contributions to existing local health and education facilities are likely to be required, along with appropriate improvement to access routes make them more easily and sustainable accessible for new residents. • The redevelopment of the A127 Enterprise Corridor would benefit from a masterplan orchestrating the measures to enhance and integrate the sustainable development of the corridor and the Borough as a whole. 		<p>St Nicolas, less than 600m to the west of the Enterprise Corridor and one Grade II* listed building, Church of Holy Cross, less than 250m to the south of the Enterprise Corridor. Both buildings could benefit from addition mitigation measures to protect their respective setting and integrity.</p> <ul style="list-style-type: none"> • Following firmer plans for the number of residential development to be incorporated with the Enterprise Corridor, sufficient financial contributions to existing local health and education facilities are likely to be required, along with appropriate improvement to access routes make them more easily and sustainable accessible for new residents. • The redevelopment of the A127 Enterprise Corridor would benefit from a masterplan orchestrating the measures to enhance and integrate the sustainable development of the corridor and the Borough as a whole. 		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This PADC is located in an Area of Special Reserve (an area set aside to meet the long term housing needs of the Borough), south of Basildon town, to the north of open countryside and woodland and to the east of the Green Belt. The areas of greenfield land to the west and south of this PADC are considered to have no/very low capacity to accommodate development and specifically hold no opportunities for large-scale residential development as it would affect the integrity of the landscape (LCA, 2013). The majority of the land within the PADC has a gently undulating topography which includes a prominent hilltop near the centre. The northern half of the PADC is characterised by a rectilinear field pattern bordered by mature hedgerows and mature trees. The southern half of the PADC is predominantly characterised by a more irregular shaped fields with hedgerows and trees.</p> <p>Existing development onsite comprises South Essex College and St. Luke's Hospice within the north east corner and Longwood Equestrian Centre within the south east corner of the PADC. Open space currently exists onsite in the form of education fields which are in the ownership of South Essex College.</p> <p>All development at this PADC will be required to provide a new open space network of at least 13ha, integrating Eastley Park Village Green with the new development; provide open space within the site which represents the highest point of the area and to retain semi-improved grassland to the west. Development design must also ensure a suburban townscape is created and views to Willow Park from properties along Fletchers and Rantree Fold in Lee</p>	+/--	<p>This reasonable alternative is located in an Area of Special Reserve (an area set aside to meet the long term housing needs of the Borough), south of Basildon town, to the north of open countryside and woodland and to the east of the Green Belt. The areas of greenfield land to the west and south of this alternative are considered to have no/very low capacity to accommodate development and specifically hold no opportunities for large-scale residential development as it would affect the integrity of the landscape (LCA, 2013). The majority of the land within the alternative has a gently undulating topography which includes a prominent hilltop near the centre. The northern half of the alternative is characterised by a rectilinear field pattern bordered by mature hedgerows and mature trees. The southern half of the alternative is predominantly characterised by a more irregular shaped fields with hedgerows and trees.</p> <p>Existing development onsite comprises South Essex College and St. Luke's Hospice within the north east corner and Longwood Equestrian Centre within the south east corner of the alternative. Open space currently exists onsite in the form of education fields which are in the ownership of South Essex College.</p> <p>All development at this alternative will be required to provide a new open space network; provide open space within the site which represents the highest point of the area and to retain semi-improved grassland to the west. Development design must also ensure a suburban townscape is created and views to Willow Park from properties along Fletchers and Rantree Fold in Lee Chapel</p>	+/--	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	<p>Chapel South are maintained.</p> <p>In addition to the mitigation built into to this PADC Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Core Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>The development of 725 dwellings could have a significant adverse effect on this objective. Although mitigation measures will ensure that open space is provided onsite, including at the highest point to limit the effects of views from and to development, these will not reduce the significance of such a large number of dwellings on greenfield land in close proximity to areas of the green belt considered to have a limited capacity for development. However, in recognition of the mitigation put forward including provision of an open space network of at least 13ha, a positive score is also recorded.</p>		<p>South are maintained.</p> <p>In addition to the mitigation built into to the alternative, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Core Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>The development of 850 dwellings will have a significant adverse effect on this objective. Although mitigation measures will ensure that open space is provided onsite, including at the highest point to limit the effects of views from and to development, these will not reduce the significance of such a large number of dwellings on greenfield land in close proximity to areas of the green belt considered to have a limited capacity for development. This alternative proposes a higher scale of development than the preferred policy (850 homes) and although significant adverse effects on this objective are predicted under both scenarios, effects will be greater under this option. However, in recognition of the mitigation put forward including provision of an open space network of at least 13ha, a positive score is also recorded.</p>		
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The eastern side of the PADC is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zone which the eastern part of the PADC is located within has 'limited sensitivity to change' due to the surrounding modern development.</p> <p>The western side of the PADC is located within 'Westley Heights to Vange Area Historic</p>	-/?	<p>The eastern side of the reasonable alternative is located within the 'Basildon New Town Historic Environment Characterisation Area' (HECA 9) which, as an area, contains few historic buildings and few archaeological sites. The Historic Environment Zone the eastern part of the alternative is located within has 'limited sensitivity to change' due to the surrounding modern development.</p> <p>The western side of the alternative is located within</p>	-/?	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	<p>Environment Characterisation Area’ (HECA 11) which has a complex character and morphology reflecting the complex history of human interaction in the area. The Historic Environment Zone the western part of the PADC is located within is considered to be ‘highly sensitive to change’.</p> <p>There is one Roman and one medieval site or find-spot located within the PADC and there is one archaeological find area within the centre of the PADC. There are two listed buildings located to the south, approximately 30m and 340m away from the PADC respectively. Noak Bridge Conservation Area is located approximately 2.4km north of the PADC.</p> <p>Development at the PADC will include measures to preserve 17th century field patterns and hedgerow; respect and, if possible enhance the integrity and setting of the surrounding listed buildings, particularly Dry Street Farmhouse; and explore the potential for archaeological finds prior to development.</p> <p>Furthermore, Core Policy CP12 states all development must conserve or enhance the Borough’s historic environment.</p> <p>Although there are a number of historic assets within close proximity to this PADC, effects will be indirect and minimised as development will be required to preserve and if possible enhance their settings. An archaeological find area is within the PADC; however, it is uncertain whether anything will be encountered during construction. If finds are made, these will be recorded and preserved accordingly. As such, development at this PADC is likely to have an uncertain minor adverse effect on this objective.</p>		<p>‘Westley Heights to Vange Area Historic Environment Characterisation Area’ (HECA 11) which has a complex character and morphology reflecting the complex history of human interaction in the area. The Historic Environment Zone the western part of the alternative is located within is considered to be ‘highly sensitive to change’.</p> <p>There is one Roman and one medieval site or find-spot located within the alternative and there is one archaeological find area within the centre of the alternative. There are two listed buildings located to the south, approximately 30m and 340m away from the alternative respectively. Noak Bridge Conservation Area is located approximately 2.4km north of the alternative.</p> <p>Development at the alternative will include measures to preserve 17th century field patterns and hedgerow; respect and, if possible enhance the integrity and setting of the surrounding listed buildings, particularly Dry Street Farmhouse; and explore the potential for archaeological finds prior to development.</p> <p>Furthermore, Core Policy CP12 states all development must conserve or enhance the Borough’s historic environment.</p> <p>Although there are a number of historic assets within close proximity to this alternative, effects will be indirect and minimised as development will be required to preserve and if possible enhance their settings. An archaeological find area is within the alternative; however, it is uncertain whether anything will be encountered during construction. If finds are made, these will be recorded and preserved accordingly. As such, development at this alternative is likely to have an uncertain minor</p>		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
			adverse effect on this objective.		
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The majority of this PADC is located within Dry Street Pastures Local Wildlife Site (which contains lowland meadows and open mosaic habitats on previously developed land UK BAP Habitats) and will subsequently be partially lost as a result of development. Immediately adjacent to the PADC is Langdon Complex Local Wildlife Site (which contains lowland habitats UK BAP Habitat) and within 1km is Basildon Meadows SSSI (considered to be in a favourable condition) and 2km is Vange and Fobbing Marshes SSSI (units 1, 3, 4 and 5 are considered to be in an unfavourable condition whilst unit 2 is considered to be favourable). Long Wood Ancient Woodland and a number of Protected Species Alert Areas are also located within the PADC. The PADC is not located within 5km of a SPA, SAC or Ramsar.</p> <p>Development at this PADC will be required to undertake protected species surveys and provide open space which incorporates semi-improved grassland and a new wetland habitat. Mitigation will be carried out as necessary, including off-site mitigation to provide habitat creation at minimum ratio of 1:1 to ensure no net loss of biodiversity.</p> <p>A long term management plan will be produced to retain field parcels to sustain biodiversity, retain hedgerows, reduce disturbance and ensure the integration of the area as part of the wider Green Infrastructure. The retained section of the Dry Street Pastures Local Wildlife Site will be protected from public access to preserve its flora and fauna. All development should have due regard to the SSSIs within 2km of the PADC.</p> <p>Furthermore, Core Policy CP9 seeks to protect,</p>		<p>The majority of this alternative is located within Dry Street Pastures Local Wildlife Site (which contains lowland meadows and open mosaic habitats on previously developed land UK BAP Habitats) and will subsequently be partially lost as a result of development. Immediately adjacent to the alternative is Langdon Complex Local Wildlife Site (which contains lowland habitats UK BAP Habitat) and within 1km is Basildon Meadows SSSI (considered to be in a favourable condition) and 2km is Vange and Fobbing Marshes SSSI (units 1, 3, 4 and 5 are considered to be in an unfavourable condition whilst unit 2 is considered to be favourable). Long Wood Ancient Woodland and a number of Protected Species Alert Areas are also located within the alternative. The alternative is not located within 5km of a SPA, SAC or Ramsar.</p> <p>Development at this alternative will be required to undertake protected species surveys and provide open space which incorporates semi-improved grassland and a new wetland habitat. Mitigation will be carried out as necessary, including off-site mitigation to provide habitat creation at minimum ratio of 1:1 to ensure no net loss of biodiversity.</p> <p>A long term management plan will be produced to retain field parcels to sustain biodiversity, retain hedgerows, reduce disturbance and ensure the integration of the area as part of the wider Green Infrastructure. The retained section of the Dry Street Pastures Local Wildlife Site will be protected from public access to preserve its flora and fauna. All development should have due regard to the SSSIs within 2km of the alternative.</p> <p>Furthermore, Core Policy CP9 seeks to protect,</p>		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	<p>enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Development at this PADC will result in the partial loss of Dry Street Pastures Local Wildlife Site and indirect adverse effects on ecological designations outwith the PADC (i.e. Langdon Complex). However, habitat will be created on site and the remaining part of Dry Street Pastures will be safeguarded. Furthermore, habitat creation will be secured offsite at a minimum ratio of 1:1, and Core Policy CP9 seeks to protect and enhance the Borough's biodiversity. As such, it is considered that development at this PADC will have a minor adverse effect on this objective.</p>		<p>enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Development at this alternative will result in the partial loss of Dry Street Pastures Local Wildlife Site and indirect adverse effects on ecological designations outwith the alternative (i.e. Langdon Complex). However, habitat will be created on site and the remaining part of Dry Street Pastures will be safeguarded. Furthermore, habitat creation will be secured offsite at a minimum ratio of 1:1, and Core Policy CP9 seeks to protect and enhance the Borough's biodiversity. However, given that development under this option would result in an additional 125 houses which could place additional strain on the surrounding designations and potentially further encroach into sensitive habitats on site a significant adverse score is predicted.</p>		
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>The location of this PADC is not expected to have an effect on this objective. However, the PADC is a major mixed use development and will provide 725 dwellings and a number of community facilities including a local centre and primary school. Development will also be required to use the local labour market during construction and Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>As such, development at this PADC is likely to have direct and indirect minor positive effects on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, the alternative is a major mixed use development and will provide 850 dwellings and a number of community facilities including a local centre and primary school. Development will also be required to use the local labour market during construction and Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>As such, development at this alternative is likely to have direct and indirect minor positive effects on this objective.</p>	+	
5. Ensure the Borough's	<p>The PADC is located within easy walking distance of The Knares and Cherrywood local centres, Basildon</p>		<p>The alternative is located within easy walking distance of The Knares and Cherrywood local</p>		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>town centre and a number of PROW and bus stops which may assist in providing access to these existing local services.</p> <p>Development at this PADC will be required to provide a local centre which will provide the proposed 725 dwellings with day-to-day facilities within closer proximity than the existing local centres. It is expected that the additional local centre will complement and not detract from the services provided at the existing centres.</p> <p>Moreover, development at this PADC will be required to provide improvements to the public road network and pedestrian and cycling links which could further encourage the use of the existing local centres as well as the onsite local centre.</p> <p>In addition to the requirements of the PADC, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will help to mitigate the Borough-wide attraction of new local centres built within the PADC, ensuring that new facilities and services are retained for local people and maintaining the vitality of existing town centres. As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>centres, Basildon town centre and a number of PROW and bus stops which may assist in providing access to these existing local services.</p> <p>Development at this alternative will be required to provide a local centre which will provide the proposed 850 dwellings with day-to-day facilities within closer proximity than the existing local centres. It is expected that the additional local centre will complement and not detract from the services provided at the existing local centres.</p> <p>Moreover, development at this alternative will be required to provide improvements to the public road network and pedestrian and cycling links which could further encourage the use of the existing local centres as well as the onsite local centre.</p> <p>In addition to the requirements of the alternative, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will help to mitigate the Borough-wide attraction of new local centres built within the alternative, ensuring that new facilities and services are retained for local people and maintaining the vitality of existing town centres.</p> <p>As such, development at this alternative is likely to have a minor positive effect on this objective.</p>	+	
6. Improve educational attainment and social inclusion, especially in the most	<p>It is unclear whether the existing primary and secondary schools with easy walking distance of this PADC have capacity for additional pupils. However, development at this PADC will deliver a new primary school necessary to accommodate the scale of this development and utilise the local labour market during construction. Development</p>		<p>It is unclear whether the existing primary and secondary schools with easy walking distance of this alternative have capacity for additional pupils. However, development at this alternative will deliver a new primary school necessary to accommodate the scale of this development and utilise the local labour market during construction.</p>		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
deprived areas of the Borough.	<p>at this PADC will also support the relocation of South Essex College to a more central and accessible site in Basildon Town Centres and therefore supports the delivery of PADC1.</p> <p>Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Development at this PADC is likely to have a significant positive effect on this objective as it will secure new and improved educational facilities on and offsite and also ensure the use of the local labour market/apprenticeships during construction.</p>	++	<p>Development at this alternative will also support the relocation of South Essex College to a more central and accessible site Basildon town centre and therefore supports the delivery of PADC1.</p> <p>Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Development at this alternative is likely to have a significant positive effect on this objective as it will secure new and improved educational facilities on and offsite and also ensure the use of the local labour market/apprenticeships during construction.</p>	++	
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver up to 725 dwellings which is considered to be a strategic development and will contribute positively to the Borough's overall objectively assessed housing need (16,000 homes). Schemes which are likely to deliver 800 + homes (or 5% of the overall housing provision are expected to result in significant positive effects).</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p>	+	<p>Development at this alternative will deliver up to 850 dwellings which is just over 5% of the total number of dwellings (16,000) to be delivered over the plan period. As such, this option will significantly contribute to the Borough's overall objectively assessed housing needs.</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of</p>	++	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality. As such, development at this PADC is likely to have a minor positive effect on this objective.		housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality. As such, development at this alternative is likely to have a significant positive effect on this objective.		
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this PADC will support additional in-patient capacity at Basildon Hospital and assist in the expansion of existing primary health care facilities through financial contributions. Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications. As such, development at this PADC will have a minor positive effect on this objective.	+	The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this alternative will support additional in-patient capacity at Basildon Hospital and assist in the expansion of existing primary health care facilities through financial contributions. Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications. As such, development at this alternative will have a minor positive effect on this objective.	+	
9. Create and sustain vibrant communities that are safe and feel safe to those who	The location of this PADC is not expected to have an effect on this objective. However, development at this PADC will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between	+	The location of this alternative is not expected to have an effect on this objective. However, development at this alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and	+	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
live in or visit them and where crime is reduced.	new and existing communities. In addition, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this PADC will have a minor positive effect on this objective.		access links between new and existing communities. In addition, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this alternative will have a minor positive effect on this objective.		
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Approximately two thirds of this PADC is located within an area defined as being deprived (40-60%) and the remaining third in an area not considered to be deprived (60-80%). Surrounding the PADC to the north is an area which is considered to be deprived (40-60%) and surrounding the site to the west, east and south are areas which are not considered to be deprived (60-80%). Development at this PADC will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities. As such, there is potential to reduce the existing levels of deprivation within this locality. Furthermore one of the key objectives of this policy is to support Basildon Town Centre's regeneration, including relocation of South Essex College. It is therefore considered likely that development at this PADC will have a significant positive effect on this objective.	++	Approximately two thirds of this alternative is located within an area defined as being deprived (40-60%) and the remaining third in an area not considered to be deprived (60-80%). Surrounding the alternative to the north is an area which is considered to be deprived (40-60%) and surrounding the site to the west, east and south are areas which are not considered to be deprived (60-80%). Development at this alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities. As such, there is potential to reduce the existing levels of deprivation within the locality. Furthermore one of the key objectives of this policy is to support Basildon Town Centre's regeneration, including relocation of South Essex College. It is therefore considered likely that development at this PADC will have a significant positive effect on this objective.	++	
11. Improve accessibility	South Essex College and its playing fields and		South Essex College and its playing fields and		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
to and enhance local services and facilities.	<p>indoor leisure facilities are located within the boundary of this PADC and are expected to be relocated as part of the development (forming one of the key components of PADC 1: Basildon Town Centre Regeneration). The PADC is adjacent to Basildon Hospital and is within walking distance of 15 opens spaces (two natural/semi-natural green spaces, nine amenity green spaces, two educational fields, one outdoor sports facility and one urban park/ country park), two indoor leisure facilities, one town centre, two local centres, primary school and secondary school (it is uncertain if the existing schools have capacity to accommodate additional pupils). A number of PROW and bus stops are also located within easy walking distance of the PADC.</p> <p>Development at this PADC will be required to deliver: a new primary school to support 1.5 form-entry; local centre; open space; land to support the expansion of St. Luke’s Hospice; financial contributions to support additional capacity at Basildon Hospital; financial contribution to support the relocation of the existing Longwood Equestrian Centre; financial contributions to support investment/improvement in sports facilities and the relocation of South Essex College to Basildon town centre. Access links between existing and new communities will provide existing residents with access to new facilities.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships,</p>	++/-	<p>indoor leisure facilities are located within the boundary of this alternative and are expected to be relocated as part of the development (forming one of the key components of PADC1: Basildon Town Centre Regeneration). The alternative is adjacent to Basildon Hospital and is within walking distance of 15 opens spaces (two natural/semi-natural green spaces, nine amenity green spaces, two educational fields, one outdoor sports facility and one urban park/ country park), two indoor leisure facilities, one town centre, two local centres, primary school and secondary school (it is uncertain if the existing schools have capacity to accommodate additional pupils). A number of PROW and bus stops are also located within easy walking distance of the alternative.</p> <p>Development at this alternative will be required to deliver: a new primary school to support 1.5 form-entry; local centre; open space; land to support the expansion of St. Luke’s Hospice; financial contributions to support additional capacity at Basildon Hospital; financial contribution to support the relocation of the existing Longwood Equestrian Centre; financial contributions to support investment/improvement in sports facilities and the relocation of South Essex College to Basildon town centre. Access links between existing and new communities will provide existing residents with access to new facilities.</p> <p>Core Policy CP18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships,</p>	++/-	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	
		<p>refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, development at this PADC is likely to have a significant mixed effect on this objective as though it is within easy walking distance of a number of key services and will provide a number of new services, existing facilities on site will be removed (although relocated in the long term).</p>		<p>refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, development at this PADC is likely to have a significant mixed effect on this objective as though it is within easy walking distance of a number of key services and will provide a number of new services, existing facilities on site will be removed (although relocated in the long term).</p>	
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.	<p>This PADC is not located within the Green Belt or agricultural land. However, the majority of land allocated within this PADC is greenfield and will therefore not be as efficient as the use of brownfield land. There is no indication that development at this PADC will take advantage of reclaimed materials.</p> <p>Notwithstanding this, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this PADC is used to its maximum potential.</p> <p>Although some development will take place on brownfield land, the majority of land is proposed for development is greenfield. As such, development at this PADC is likely to have a minor adverse effect on this objective.</p>	-	<p>This alternative is not located within the Green Belt or agricultural land. However, the majority of land allocated within this alternative is greenfield and will therefore not be as efficient as the use of brownfield land. There is no indication that development at this alternative will take advantage of reclaimed materials.</p> <p>Notwithstanding this, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this alternative is used to its maximum potential.</p> <p>Although some development will take place on brownfield land, the majority of land proposed for development is greenfield. As such, development at this alternative is likely to have a minor adverse effect on this objective.</p>	-	
13. Minimise the risk of flooding and the detriment to public health, domestic and	<p>The PADC is not located within any Flood Zones; however, it is located within two Critical Drainage Areas and the south west corner is susceptible to surface water flooding. The PADC is also adjacent to two Potential Surface Water Flooding Hotspots. All development at this PADC will be required to</p>	0	<p>The alternative is not located within any Flood Zones; however, it is located within two Critical Drainage Areas and the south west corner is susceptible to surface water flooding. The alternative is also adjacent to two Potential Surface Water Flooding Hotspots.</p>	0	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
commercial property and the natural environment flood events can bring.	<p>off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>Furthermore, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account the PADCs location and measures which will be implemented, development at this PADC is likely to have a negligible effect on this objective.</p>		<p>Development at this alternative will be required to off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.</p> <p>Furthermore, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account the alternatives location and measures which will be implemented, development at this alternative is likely to have a negligible effect on this objective.</p>		
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>South Essex College and its playing fields and indoor leisure facilities are located within the boundary of this PADC and Basildon Hospital is immediately adjacent to the south. Within easy walking distance of the PADC there are six key services and a number of PROW and bus stops.</p> <p>Development at this PADC will be required to deliver a number of social/community facilities (including green infrastructure) and improvements to sustainable transport infrastructure which will enable existing and new residents to access facilities on foot or by bicycle, reducing the reliance on the car and thus reducing car-based greenhouse gas emissions</p> <p>Any development at this PADC will also be required to provide onsite energy generation and energy efficiency measures in line with national standards and contribute to improvements to pedestrian and cycle links.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure</p>	++/--	<p>South Essex College and its playing fields and indoor leisure facilities are located within the boundary of this alternative and Basildon Hospital is immediately adjacent to the south. Within easy walking distance of the alternative there are six key services and a number of PROW and bus stops.</p> <p>Development at this alternative will be required to deliver a number of social/community facilities (including green infrastructure) and improvements to sustainable transport infrastructure which will enable existing and new residents to access facilities on foot or by bicycle, reducing the reliance on the car and thus reducing car-based greenhouse gas emissions.</p> <p>Any development at this alternative will also be required to provide onsite energy generation and energy efficiency measures in line with national standards and contribute to improvements to pedestrian and cycle links.</p> <p>In addition to the requirements of the alternative, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green</p>	++/--	

SA objective	PADC4: Nethermayne Urban Extension				
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	<p>network, could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, this PADC is well located in respect of existing services and access to sustainable transport modes which will provide residents with the opportunity to access existing services sustainably. Furthermore, development at this PADC will be required to deliver new social/community facilities and improvements to pedestrian/cycle links to further improve access to local services. However, the PADC will deliver 725 dwellings and improvements to the road network. As such, car based travel will be a major mode of transport for residents living within the PADC. It is therefore considered that development at this PADC will have a mixed effect on this objective. Improvements to the public transport network should be promoted as part of this policy.</p>		<p>Infrastructure network, could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, this alternative is well located in respect of existing services and access to sustainable transport modes which will provide residents with the opportunity to access existing services sustainably. Furthermore, development at this alternative will be required to deliver new social/community facilities and improvements to pedestrian/cycle links to further improve access to local services. However, the alternative will deliver 850 dwellings and improvements to the road network. As such, car based travel will be a major mode of transport for residents living within the alternative. It is therefore considered that development at this alternative will have a mixed effect on this objective. Improvements to the public transport network should be promoted as part of this policy.</p>		
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The PADC is located adjacent to Basildon Hospital and, as such, the residential properties closest to the Hospital may suffer adverse noise impacts from ambulance sirens arriving and departing from the accident and emergency department. Residential properties which are within close proximity to the A176 may also suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network.</p> <p>Construction of this PADC may also result in adverse noise and air pollution impacts on existing residents/uses within the locality. However,</p>		<p>The alternative is located adjacent to Basildon Hospital and, as such, the residential properties closest to the Hospital may suffer adverse noise impacts from ambulance sirens arriving and departing from the accident and emergency department. Residential properties which are within close proximity to the A176 may also suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network.</p> <p>Construction of this alternative may also result in adverse noise and air pollution impacts on existing residents/uses within the locality. However,</p>		

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	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	<p>development at this PADC will be required to implement noise and air quality management strategies during construction (including a dust management plan) and mitigation measures to remove/treat any potential contaminated ground water and/or soils found within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this PADC will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing residents/ uses and on new residents/ uses closest to the hospital and A176 respectively.</p>		<p>development at this alternative will be required to implement noise and air quality management strategies during construction (including a dust management plan) and mitigation measures to remove/treat any potential contaminated ground water and/or soils found within the alternative.</p> <p>In addition to the requirements of the alternative, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this alternative will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing residents/ uses and on new residents/ uses closest to the hospital and A176 respectively.</p>		

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
16. Improve water efficiency and achieve sustainable water resource management.	<p>The nearest main river to this PADC is Basildon Brook (to Gloucester Lake) which is located approximately 1.5km to the north. However, part of the PADC is overlain by a Secondary Undifferentiated Bedrock Aquifer. Therefore, there is potential for localised water pollution during construction.</p> <p>The PADC is located approximately 3.4km west of Pitsea Sewage Treatment Works and has no existing sewage infrastructure running through the site, although existing sewers are located to the east. The South Essex Water Cycle Study (2011) confirms Basildon Hospital connects to a large 975mm diameter sewer to the south east but a direct connection to this sewer would not be possible due to the location of the hospital. It is also unknown if this sewer has spare capacity to accommodate additional flows. Small diameter sewers are located to the north of site and may have limited capacity to take additional flows.</p> <p>Development at this PADC will be required to construct onsite sewers to an adoptable standard. No development shall commence at this location until the necessary drainage infrastructure has been secured.</p> <p>Furthermore, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in the PADC and compliance</p>	+	<p>The nearest main river to this alternative is Basildon Brook (to Gloucester Lake) which is located approximately 1.5km to the north. However, part of the alternative is overlain by a Secondary Undifferentiated Bedrock Aquifer. Therefore, there is potential for localised water pollution during construction.</p> <p>The alternative is located approximately 3.4km west of Pitsea Sewage Treatment Works and has no existing sewage infrastructure running through the site, although existing sewers are located to the east. The South Essex Water Cycle Study (2011) confirms Basildon Hospital connects to a large 975mm diameter sewer to the south east but a direct connection to this sewer would not be possible due to the location of the hospital. It is also unknown if this sewer has spare capacity to accommodate additional flows. Small diameter sewers are located to the north of site and may have limited capacity to take additional flows.</p> <p>Development at this alternative will be required to construct onsite sewers to an adoptable standard. No development shall commence at this location until the necessary drainage infrastructure has been secured.</p> <p>Furthermore, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in the alternative and</p>	+	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	with policies CP14 and CP20, development at this PADC is likely to have a minor positive effect on this objective.		compliance with core policies CP14 and CP20, development at this alternative is likely to have a minor positive effect on this objective.		
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and off site. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and off site. As such, development at this alternative is likely to have a minor positive effect on this objective.	+	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this PADC is likely to have minor positive effect on this objective.	+	The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this alternative is likely to have a minor positive effect on this objective.	+	
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that key junctions will be over-capacity (e.g. the A176 Nether Mayne/Hospital Access), despite planned improvements. New residents in this PADC are expected to partly use this part of the road network. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably	-/?	Transport modelling suggests that key junctions will be over-capacity (e.g. the A176 Nether Mayne/Hospital Access), despite planned improvements. New residents in this reasonable alternative are expected to partly use this part of the road network. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably	-/?	

SA objective	PADC4: Nethermayne Urban Extension				
	PADC 4		Reasonable Alternative 1: Different Scale Development (delivery of an additional 125 dwellings – total 850)		Reasonable Alternative 2: Removal of this Area
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	This is not considered to be a reasonable alternative and as such has not been considered further as delivery of this PADC is integral to the delivery of PADC 1: Basildon Town Centre Regeneration, including the relocation of South Essex College.
	sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.		sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.		
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 6: Education (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--/+) Objective 11: Access to Services (+ +/-) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Development should be focussed to the eastern side of the PADC. If facilities will be lost on site, these should be replaced. Restrict the number of cars allowed per dwelling. Promote and enhance public transport access and infrastructure. 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 6: Education (++) Objective 7: Housing (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 3: Biodiversity (--) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--/+) Objective 11: Access to Services (+ +/-) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Development should be focussed to the eastern side of the alternative. If facilities will be lost on site, these should be replaced. Restrict number of cars allowed per dwelling. Promote and enhance public transport access and infrastructure. 		

SA objective	PADC 5: West Basildon Urban Extension							
	PADC 5		Southern Extension (Vange)		South East Extension (between Pitsea and Bowers Gifford/North Benfleet)		Northern Extension (North and East of Noak Bridge and Steeple View)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>Area predominantly rectilinear grazed pastures and arable fields divided by fragmented hedgerows, tree lines and post and wire fencing. Existing development comprises the Duntun Park Residential Caravan Park, sporadic roadside residential properties and agricultural barns. The area is considered to be a landscape of high sensitivity and holds limited opportunities to accommodate residential development. Overall the area is judged as having a low capacity for development. However, the areas to the north and south of the PADC are highly sensitive and therefore have no/very low capacity for development of any kind.</p> <p>The area contains one open space (Land adjacent to West Mayne and Madeville Way Green Space) as identified in the PPG17 Open Space Assessment (2010). No provision is made for this open space within Policy PADC5. Therefore, there is potential for it to be lost.</p> <p>Policy PADC5 states any development that is</p>	--/?	<p>The area contains elevated woodland which represents the easterly extent of Langdon Hills. Basildon Golf Course occupies the majority of the area on the highest ground with the remaining space comprising of Vange Hill Nature Reserve, school playing fields, and five grazed pastures surrounded by residential properties to the north, east and south.</p> <p>Overall the area in and the areas around the alternative area are judged to have the highest landscape sensitivity and therefore no/very low capacity for residential development and, as such, holds no opportunities for development due to the elevated position and importance of the prominent wooded ridge within the skyline.</p> <p>The area contains four open spaces, which cover approximately a third of the land – Basildon Golf Course, Vange Hill Local Nature Reserve, Vange Hill Drive Open Space and Vange Hill Primary School Playing Fields. No provision is made for these open spaces. Therefore, there is potential</p>	--/?	<p>The northern half of the reasonable alternative area has a medium capacity for development with opportunities for small to medium scale residential development within North Benfleet plotlands and to the north of Little Chalvedon Hall (between Osborne Road and Homestead Road) – that is if proposals incorporate open space and are appropriately screened.</p> <p>The southern half of the reasonable alternative area has a low capacity for development and, as such, holds only limited opportunities for small scale infill development between Eversley Road and Ilfracombe Road.</p> <p>The area contains seven open spaces which cover approximately a fifth of the land – Westlake Park, Eversley Road Recreation Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space, Eversley North Playing Field, Eversley Football Ground and Rushley Park. No provision is made for these open spaces. Therefore, there is potential for them to be lost.</p>	--/?	<p>The eastern end of the reasonable alternative contains a number of small pastoral fields primarily used as horse paddocks, sports pitches and events such as annual county and garden shows. There is also a small camping and caravan site and a large agricultural reservoir. Two thirds of the eastern end of the reasonable alternative is deemed to have a low capacity for development due to the open/rural character of the landscape, openness to public views, role of area as public playing fields and role of the area in preventing coalescence between Billericay and Basildon. Limited small scale residential development may be possible at Willow Park on Wash Road within the existing trees. The most southern third of the area (originally Broad Location 26) has a medium capacity for small scale low density residential development on Goodview Road (which is predominantly designated as open space).</p> <p>Further to the west (to the north of Noak Bridge) the landscape is predominantly farmland on the lower valley</p>	--/?

SA objective	PADC 5: West Basildon Urban Extension							
	PADC 5		Southern Extension (Vange)		South East Extension (between Pitsea and Bowers Gifford/North Benfleet)		Northern Extension (North and East of Noak Bridge and Steeple View)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable. In addition, the policy outlines a series of tailored landscape and green belt mitigation measures for new development within the area. These include the retention of existing vegetation to the B148 and B1036, where possible, and appropriate screening to protect the semi-rural landscape; the incorporation of the wider landscape area of open farmland between the built edge and the Borough boundary with Brentwood Borough into any design; maximisation of distinctive landscape features and long distance views; sympathetic design of new development for dwellings in the green belt; improvements to the visual appearance and character of the remaining Green Belt through the utilisation of vacant plots where comprehensive development is not appropriate; and design of overhead powerlines that run north east to south west across the area should be carefully considered.</p>		<p>for them to be lost.</p> <p>Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable.</p> <p>In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation, where possible, and appropriate screening to protect the semi-rural landscape; the incorporation of the wider landscape area of open farmland between the built edge and adjacent Borough boundaries into design; maximisation of distinctive landscape features and long distance views; sympathetic design of new development for dwellings in the green belt; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; and careful design of overhead powerlines across the area.</p>		<p>Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable.</p> <p>In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation, where possible, and appropriate screening to protect the semi-rural landscape; the incorporation of the wider landscape area of open farmland between the built edge and adjacent Borough boundaries into design; maximisation of distinctive landscape features and long distance views; sympathetic design of new development for dwellings in the green belt; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; and careful design of overhead powerlines across the area.</p> <p>In addition to the mitigation outlined above, Core Policy</p>		<p>slopes of the Upper Crouch Valley and comprises a number of medium/large scale arable fields. Electricity pylons run through the area from west to east and have an intrusive impact on internal views. Existing built development at this Location is limited to some disused nursery buildings Benson Farm, Watch House Farm, Barleylands Council Depot and Forest Glade Football Club. To the west, the site is bound to the south by residential properties in Noak Hill and Steeple View respectively. This area is considered to hold no/very low capacity to accommodate development and holds no opportunities for residential development as this would compromise the separation of Basildon and Billericay, Basildon and Noak Hill and the important open views along the Crouch Valley (LCA, 2013).</p> <p>The area contains eight open spaces – Noak Bridge Reserve, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities, Land Opposite Red Cottage and</p>	

SA objective	PADC 5: West Basildon Urban Extension							
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>In addition to the mitigation built into to PADC5, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Despite the mitigation and enhancement measures planned for the PADC, the significant scale of the residential development planned (2,300 dwellings) for the area (which is roughly double the number of dwellings considered during the appraisal of the Broad Locations) and an additional 5.5ha of employment land, combined with the low capacity of the area for development mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>		<p>In addition to the mitigation outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the residential development planned (2,300 dwellings) for the area (which is roughly four times the number of dwellings considered during the appraisal of the Broad Locations) and an additional 5.5ha of employment land, combined with the very low capacity of the area for development mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>		<p>CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the residential development planned (2,300 dwellings) for the area (roughly 400 dwellings over that considered during the appraisal of the Broad Locations), plus an additional 5.5ha of employment land, combined with the limited opportunities for residential development (particularly in the southern half of the Location) mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>		<p>Whites Farm Outdoor Sports Facilities, Land to South West of Barleyland Depot Outdoor Sports Facilities and Forest Glad Football Club. No provision is made for these open spaces. Therefore, there is potential for them to be lost.</p> <p>Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable.</p> <p>In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation, where possible, and appropriate screening to protect the semi-rural landscape; the incorporation of the wider landscape area of open farmland between the built edge and adjacent Borough boundaries into design; maximisation of distinctive landscape features and long distance views; sympathetic design of new development for dwellings in the green belt; improvements to the visual appearance and character of</p>	

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
							<p>the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; and careful design of overhead powerlines across the area.</p> <p>In addition to the mitigation outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the residential development planned (2,300 dwellings) for the area (which is almost 1,000 more dwellings than were considered during the appraisal of the Broad Locations) and an additional 5.5ha of employment land, combined with the very low capacity of the area for development mean it is likely that there will be a significant negative effect against this objective. This</p>	

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
							effect is uncertain until the detailed design and layout of the development are known.	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The area is within a Historic Environment Zone considered to be 'Sensitive to Change'. There are archaeological find areas and four medieval sites or find-spots are located within these areas. There is one medieval listed building (Dunton Hall) located within the area and two others in close proximity.</p> <p>Less than 2.5km to the west is the Registered Park and Garden of Thorndon Park. The major employment and residential development identified for the western edge of Basildon could have a significant negative effect on the setting of the Registered Park and Garden unless appropriate mitigation measures such as natural screening are incorporated into the detailed design and layout of the development.</p> <p>Policy PADC5 requires remnants of historic field patterns from possible Middle Saxon origin to be respected and integrated into development; the</p>	+/--/?	<p>The area is within a Historic Environment Zone considered to be 'Highly Sensitive to Change' and as such there is potential for significant adverse effects on this SA objective.</p> <p>Three listed buildings are located within close proximity and one Scheduled Monument.</p> <p>Remnants of historic field patterns within the area of the reasonable alternative are to be respected and integrated into development; the potential for archaeological finds must be explored; and the setting of listed buildings within close proximity, as well as those prominent within the wider countryside, should be considered in the design and layout of new development to protect their setting.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to</p>	+/--/?	<p>The area is within a Historic Environment Zone considered to be 'Sensitive to Change'.</p> <p>A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology (HEC, 2010).</p> <p>There is one Grade II listed building within the reasonable alternative area, Tiffayne's Farmhouse. It is however retained within farm buildings in the north east corner of the large area and is unlikely to be significantly affected by development along the existing urban fringe. 350m to the east of the area is the</p>	+/--/?	<p>The eastern end of the reasonable alternative is within a Historic Environment Zone considered to be 'Highly Sensitive to Change' and as such there is potential for significant adverse effects within this area. Further to the west (north of Noak Bridge) the land is within a Historic Environment Zone considered to be 'Sensitive to Change', thus there is less potential for significant adverse effects.</p> <p>Two listed buildings are located within the reasonable alternative area, just to the north of the area planned for development. In addition, there are three other listed buildings within close proximity of the reasonable alternative area. The Noak Bridge Conservation area is 70m to the north of the reasonable alternative. Great Burstead Conservation Area is 1.1km away.</p> <p>Furthermore, archaeological find areas yielding medieval artefacts are located within</p>	+/--/?

SA objective	PADC 5: West Basildon Urban Extension							
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>potential for archaeological finds must be explored; and the setting of medieval buildings, including Dunton Hall and Church, Friern Manor and the Old Rectory, should be considered in the design and layout of new development. Further afield, views to St Mary's the Virgin Church, Little Burstead to the north of the area are to be respected and integrated into the development's layout and design.</p> <p>In addition to the mitigation outlined in Policy PADC5, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>Policy PADC5 does not consider the sites close proximity to Registered Park and Garden of Thorndon Park, less than 2.5km to the west.</p> <p>The significant scale of the development proposed within the PADC (2,300 dwellings and 5.5 ha of employment land) combined with the sensitivity of the historic landscape to change and the presence of the Grade II listed Dunton Hall within the PADC, mean that</p>		<p>a number of known heritage assets, as well as the potential of unknown archaeological material underground has been considered. However, the area is 'highly sensitive to change' to change and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>		<p>Grade II* listed Church of All Saints. New development to the east of Basildon is likely to have a significant negative impact on the setting of this important heritage asset, unless appropriate mitigation is incorporated in to the design and layout of new development.</p> <p>Remnants of historic field patterns within the area of the reasonable alternative are to be respected and integrated into development; the potential for archaeological finds must be explored; and the setting of listed buildings within close proximity, as well as those prominent within the wider countryside, should be considered in the design and layout of new development to protect their setting.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The size of the development proposed within the reasonable alternative, combined with its close proximity to listed buildings, the most significant of</p>		<p>the reasonable alternative area and Roman artefacts have been found just to the north of the area, suggesting there is potential for more archaeological finds.</p> <p>Remnants of historic field patterns within the area of the reasonable alternative are to be respected and integrated into development; the potential for archaeological finds must be explored; and the setting of listed buildings within close proximity, as well as those prominent within the wider countryside, should be considered in the design and layout of new development to protect their setting.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets, as well as the potential of unknown archaeological material underground has been considered within policy. However, there are pockets of land which are 'highly sensitive to change' and it is</p>	

SA objective	PADC 5: West Basildon Urban Extension							
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	it is likely that the PADC will have a significant negative impact on the setting heritage assets, unless appropriate mitigation is incorporated in to the design and layout of new development. Currently, it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.				which, the Grade II* listed Church of All Saints, lies 350m to the east, would suggest that there is potential for significant adverse effects against this objective, as well as potential for minor positive effects if the design and layout of the development are sympathetic to, or even enhance, the setting and integrity of the existing heritage assets. However, it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.		unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area, such as Noak Bridge Conservation Area and a number of listed buildings.	
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	There are 15 Protected Species Alert Areas in and around the area. Furthermore, there are three Local Wildlife Sites in close proximity (Poles Wood, Noak Bridge Reserve and Gravelpit Wood) although these are separated from the development areas by existing physical infrastructure such as roads. Policy PADC5 requires surveys of protected species and the incorporation of any		This reasonable alternative contains 12 Protected Species Alert Areas, Vange Hill Nature Reserve and Tompkins Farm Local Wildlife Site, both of which contain Lowland Meadows UK BAP Habitat. Two SSSIs are within 1km of the alternative site: Basildon Meadows (designation contains Lowland Meadows UK BAP Habitat) and Vange and Fobbing Marshes		The reasonable alternative is roughly one third Protected Species Alert Area. The reasonable alternative is also located approximately 800m north east of Pitsea Marsh SSSI, which includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Priority Habitat, and 1.6km to the north east of Vange and Fobbing Marshes SSSI, which contains Coastal and Flood Plain Grazing Marsh and Intertidal		The reasonable alternative contains several Protected Species Alert Areas and portions of two Local Wildlife Sites Noak Bridge Reserve Local Wildlife Site (designation includes Open Mosaic Habitats on Previously Developed Land UK BAP Priority Habitat), which continues westwards, and River Crouch at Noak Local Wildlife Site, which continues northward where it connects to other Local Wildlife Sites in a line which	

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>recommended mitigation measures into the design of new development. Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the PADC to the Langdon Complex Local Wildlife Site which will have positive effects for connecting green infrastructure but potential significant negative effects relating to significantly increasing the population of the area and connecting some 2,300 new dwellings to the Local Wildlife Sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Furthermore, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green</p>	+/--/?	<p>(designation contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Habitats), although it is recognised the A176 and A13 separate the Location from the SSSIs limiting the potential for significant adverse impacts.</p> <p>There are another two Local Wildlife Sites within 100m of the area – All Saints Grassland (designation contains Lowland Meadows UK BAP Habitat), and Nether Mayne Verges.</p> <p>Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development. Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which</p>	+/--/?	<p>Mudflats and Coastal Saltmarsh UK BAP Priority Habitats. It is recognised that both SSSIs are separated from the area by the A13. This physical barrier is likely to reduce the potential for significant adverse indirect effects.</p> <p>Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development. Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and</p>	+/--/?	<p>is unbroken to the town of Billericay.</p> <p>Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development. Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Furthermore, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect;</p>	+/--/?

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	<p>infrastructure) to the Langdon Complex Local Wildlife Sites and Core Policy is likely to have a minor positive effect; however, the significant scale of the development proposed, coupled with its close proximity to a local complex of ecological designations and the plans within policy PADC5 to connect to them to the PADC, would suggest that the PADC could have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the PADC.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects is uncertain until the detailed design and layout of the development are known.</p>		<p>should be a last resort.</p> <p>Furthermore, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect; however, the significant scale of the development proposed, coupled with its close proximity to local, national, international ecological designations and the plans within policy to connect to them to the area, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly effected by increases in recreation pressures associated with an increase in population within the reasonable alternative. Furthermore development of this alternative will result in the whole or partial loss of a</p>		<p>out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect; however, the significant scale of the development proposed, coupled with its close proximity to local, national, international ecological designations and the plans within policy to connect to them to the area, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly effected by increases in recreation pressures associated with an increase in population within the reasonable alternative.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true</p>		<p>however, the significant scale of the development proposed, coupled with the area containing portions of two Local Wildlife Sites and the plans within policy to connect to them, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the reasonable alternative.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects is uncertain until the detailed design and layout of the development are known.</p>	

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			Local Wildlife Site. The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects is uncertain until the detailed design and layout of the development are known.		nature of these effects is uncertain until the detailed design and layout of the development are known.			
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	In addition to the construction of up to 2,300 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned for allocation with PADC5. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective. Policy PADC5 requires all economic development in the area to contribute to a balanced business mix across the B class uses, supporting key business	++	In addition to the construction of up to 2,300 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective. Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses,	++	In addition to the construction of up to 2,300 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective. Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses,	++	In addition to the construction of up to 2,300 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective. Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses,	++

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	<p>sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, PADC5 is likely to have a significant positive effect against this objective.</p>		<p>supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a significant positive effect against this objective.</p>		<p>supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a significant positive effect against this objective.</p>		<p>supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a significant positive effect against this objective.</p>	
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related	<p>The PADC is located within easy walking distance of two local centres and several PRoW and bus stops.</p> <p>There is likely to be the</p>		<p>The reasonable alternative is located within easy walking distance of five local centres and Basildon town centre. Furthermore, there are</p>		<p>The reasonable alternative is located within easy walking distance of four local centres, including Pitsea town centre. Furthermore, there are several bus stops</p>		<p>The reasonable alternative is located within easy walking distance of few local centres; however, there are several PRoW and bus stops to neighbouring centres.</p>	

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	commercial development.	<p>provision of a new Local Centre which may compete with existing centres.</p> <p>Financial contributions are required towards PADC2 - Laindon Town Centre Regeneration. In addition, improvements must be provided to the local and strategic road network and pedestrian and cycling linkages to Laindon Railway Station and Laindon Town Centre, which would provide good links to the regenerated town centres.</p> <p>Opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.</p> <p>Furthermore, CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will help to mitigate the Borough-wide attraction of new local centres built within the PADC, ensuring that new facilities and services are retained for local people and</p>	++	<p>several PRow and bus stops.</p> <p>There is likely to be the provision of a new Local Centre which may compete with existing centres.</p> <p>Financial contributions are required towards local town centre regeneration. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complementary with those of the town centres, and the significant improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>	++	<p>along the southern and western edge of the area; however, there are a limited number of public rights of way and footpaths from the area in to Pitsea. One footpath runs the length of the reasonable alternative connecting Burnt Mills Road at its northern boundary with London Road at its Southern boundary.</p> <p>There is likely to be the provision of a new Local Centre which may compete with existing centres.</p> <p>Financial contributions are required towards local town centre regeneration. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complementary with those of the town centres, the significant</p>	++	<p>Furthermore, the A127 may act as a barrier to new residents.</p> <p>There is likely to be the provision of a new Local Centre which may compete with existing centres.</p> <p>Financial contributions are required towards local town centre regeneration. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complementary with those of the town centres, and the significant improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>

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	<p>maintaining the vitality of existing town centres.</p> <p>On balance, considering the PADC's location, proposed use classes for the 5.5ha of employment land proposed which are complementary with those of the town centres, and the significant improvements planned to connect the area to existing town centres, it is likely that PADC5 will have a significant positive effect against this objective.</p>					<p>financial contributions to town centres and improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this PADC will deliver one new primary school to accommodate the 2,300 new dwellings proposed.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and</p>	+	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver one new primary school to accommodate the 2,300 new dwellings proposed.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and</p>	+	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver one new primary school to accommodate the 2,300 new dwellings proposed.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and</p>	+	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver one new primary school to accommodate the 2,300 new dwellings proposed.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and</p>	+

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	<p>increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective as it will secure one new educational facility on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective as it will secure one new educational facility on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective as it will secure three new educational facilities on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective as it will secure one new educational facility on site and also ensure the use of the local labour market/apprenticeships during construction.</p>	
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver up to 2,300 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p>	++	<p>Development at this reasonable alternative will deliver up to 2,300 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough</p>	++	<p>Development at this reasonable alternative will deliver at least 2,300 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough</p>	++	<p>Development at this reasonable alternative will deliver up to 2,300 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p>	++

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		<p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this PADC will support additional in-patient capacity at Basildon Hospital and assist in upgrading Laindon health centre and other existing primary health care through financial contributions.</p> <p>Financial contributions will also be made available for</p>		<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will support additional in-patient capacity at Basildon Hospital and assist in the expansion of existing primary health care facilities through financial contributions.</p> <p>Financial contributions will also be made available for</p>		<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will support additional in-patient capacity at Basildon Hospital and assist in the expansion of existing primary health care facilities through financial contributions.</p> <p>Financial contributions will also be made available for</p>		<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will support additional in-patient capacity at Basildon Hospital and assist in the expansion of existing primary health care facilities through financial contributions.</p> <p>Financial contributions will also be made available for</p>	

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	<p>improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this PADC will contribute to the health and well-being of the Borough's residents, having</p>	+	<p>improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the</p>	+	<p>improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the</p>	+	<p>improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the</p>	+

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	a minor positive effect overall.		Borough's residents, having a minor positive effect overall.		Borough's residents, having a minor positive effect overall.		Borough's residents, having a minor positive effect overall.	
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The PADC is not expected to have a significant effect on this objective. However, development at this PADC will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will include a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this</p>	+

SA objective	PADC 5: West Basildon Urban Extension							
	PADC 5		Southern Extension (Vange)		South East Extension (between Pitsea and Bowers Gifford/North Benfleet)		Northern Extension (North and East of Noak Bridge and Steeple View)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	effect on this objective.		reasonable alternative will have a minor positive effect on this objective.		reasonable alternative will have a minor positive effect on this objective.		reasonable alternative will have a minor positive effect on this objective.	
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Almost 100% of the PADC area is located within an area defined as being some of the most deprived (0-40%). The land to the north is deemed to be average at 40-60% not deprived and the land to south some of the least deprived land nationally (80-100%).</p> <p>Development within this PADC will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities. As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this PADC will have a minor positive effect on this objective.</p>	+	<p>The area is within a relatively affluent pocket for Basildon (60-80%); however it is surrounded by land deemed to be more deprived and generally below average on the indices of multiple deprivation (20-60%).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>	+	<p>The reasonable alternative area contains areas which fall on a range of scales on the Indices of Multiple Deprivation. Most of the area is deemed to be deprived, ranging from some of the most deprived land in the Borough and Country, further south, there are more pockets of land deemed to be average on the Indices of Multiple Deprivation (40-60%).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>	+	<p>The area contains areas which fall on a range of scales on the indices of multiple deprivation. The eastern end of the reasonable alternative is within a relatively deprived area of the Borough (20-40%). The land directly to the west is deemed to be average within the indices of Multiple Deprivation (40-60%). The entire reasonable alternative area is north of some of the most deprived land area in the Borough and the Country (0-20%). To the north, south of Billericay, is some of the least deprived land in the Borough and nationally (80-100%).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, local centre, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>As such, there is potential to reduce the existing levels of</p>	+

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							deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.	
11. Improve accessibility to and enhance local services and facilities.	<p>The PADC is within walking distance of approximately five types of essential services and facilities. However most of these essential services are separated from the Location by the A127 and B148. There are few schools within easy walking distance, and no secondary schools. However, there are several bus stops and public rights of way located within easy walking distance.</p> <p>Policy PADC5 states that a new primary school and, in line with Core Policy 8, and a new Local Centre will be provided to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards, support additional in-patient</p>		<p>The reasonable alternative area is within walking distance of approximately nine types of essential services and facilities, including health and primary and secondary education facilities, and there are several bus stops in close proximity making facilities and service a greater distance away more accessible.</p> <p>The reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains</p>		<p>The western edge of the reasonable alternative is in close proximity to approximately ten types of essential services and facilities, including health and primary and secondary education facilities, and there are several bus stops in close proximity making facilities and service a greater distance away more accessible.</p> <p>The reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains</p>		<p>The reasonable alternative area is within walking distance of approximately six types of essential services and facilities, including health and primary education facilities. However, there is not a secondary school within a reasonable walking distance. This is somewhat mitigated by the fact that there are several bus stops and PRoW within walking distance of the area providing access routes to facilities and services a greater distance away.</p> <p>The reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities</p>	

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	<p>capacity at Basildon Hospital and the upgrade of Laindon Health Centre and help regenerate Laindon Town Centre.</p> <p>There is a surplus of open space within Basildon town. The current area contains one open space, which could potentially be lost with the development of the PADC, with adverse effects; however Policy PADC5 states that formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Policy PADC5 also requires improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable modes of transport and promote easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves. In addition, opportunities for the provision of a new railway station in the south of the area to the west of</p>	+/-/?	<p>four open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community</p>	++/-/?	<p>seven open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community</p>	++/-/?	<p>Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains eight open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and</p>	+/-/?

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	<p>the existing Laindon Station are to be investigated with Network Rail.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The relatively isolated location of the PADC is somewhat mitigated by plans to include local services and facilities within the PADC and the improvements to existing road network, and other sustainable transport links. However, given the significant number of dwellings planned for the PADC (2,300) and the plans for the inclusion of up to</p>		<p>facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the suitable alternative area, with its good access to a range of essential facilities and services, combined with plans for a new primary school and local centre within the development and upgrades to transport infrastructure would suggest that the 2,300 new dwellings and 5.5ha of employment land would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.</p>		<p>facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the suitable alternative area, with its good access to a range of essential facilities and services, combined with plans for new services and facilities as well as upgrades to the sustainable transport infrastructure would suggest that the 2,300 new dwellings and 5.5ha of employment land would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the area will have a significant positive and minor negative (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.</p>		<p>apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The relatively isolated location of the reasonable alternative is somewhat mitigated by plans to include local services and facilities within the reasonable alternative and the improvements to existing road network, and other sustainable transport links. However, given the significant number of dwellings planned for the reasonable alternative (2,300) and the plans for the inclusion of up to 5.5ha of employment land would suggest that insufficient services and facilities will be in close proximity to the site to have a significant positive effect against this objective. Therefore, overall it is likely that the reasonable alternative area will have a significant mixed effect against (minor positive and significant negative) this</p>	

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	5.5ha of employment land would suggest that insufficient services and facilities will be in close proximity to the site to have a significant positive effect against this objective. Therefore, overall it is likely that the PADC will have a significant mixed effect (minor positive and significant negative) against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.						objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.	
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.	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential. Overall, within the area	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.	-

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	identified, there is likely to be a minor negative effect against this objective.		Overall, within the area identified, there is likely to be a minor negative effect against this objective.		Overall, within the area identified, there is likely to be a minor negative effect against this objective.		Overall, within the area identified, there is likely to be a minor negative effect against this objective.	
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The area is within Critical Drainage Area (CDA) BAS6. Furthermore, the northern half of the site is vulnerable to surface water flooding and susceptible to fluvial flooding on land in Flood Zone 3a along Dunton Brook.</p> <p>In recognition of the above, policy PADC5 requires development within the area to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new defences, land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p>	--/?	<p>The area is on high ground and is not located within any Flood Zones; however, approximately two thirds of the reasonable alternative is within a Critical Drainage Area. Furthermore, there are two linear pockets of land within the southern corner of the Location which are susceptible to surface water flooding.</p> <p>Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to largely neutralise any negative effect of</p>	-/?	<p>The reasonable alternative area is within a Critical Drainage Area (CDA) BAS 16 (Bowers Gifford) with a small portion of the site containing a potential surface water hotspot.</p> <p>A tributary of the River Crouch runs along the eastern boundary of the reasonable alternative area and spills in to the north eastern corner. Around a fifth of the area is Flood Zone 2 and 3a. Roughly one third of the area is at risk of surface water flooding.</p> <p>Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where</p>	-/?	<p>Immediately south of the adjacent A127 is the Pippis Hill Lake which is classed as a Reservoir under the Reservoir Act 1975.</p> <p>The reasonable alternative is also located within Flood Risk Zones 2, 3a and 3b which cover the northern boundary of the Location. In addition, Basildon Brook runs north – south through area and Dunton Brook runs to the North, and there are pockets of land vulnerable to surface water flooding.</p> <p>Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates</p>	--/?

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		<p>In recognition of the types of flood risk and the significant scale of development proposed within PADC5 it is likely that additional flood mitigation measures will be required to reduce the likely significant adverse effects on this objective.</p> <p>However, development would be concentrated in a small portion of land to the East of Basildon (in the Northern part of this area), in closest proximity to the areas of highest flood risk and it is uncertain if development could be sited outwith flood risk zones or mitigated adequately. These effects are uncertain due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>development against this objective. However, given that greenfield land would be developed upon, there is still likely to be a minor negative effect against this objective overall, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p> <p>This alternative seeks to accommodate development within a broader area to the East of Basildon than under the preferred option which provides greater scope for development to be sited outwith flood zones.</p>		<p>SuDS.</p> <p>The significant area of the reasonable alternative covered by areas at risk from flooding would suggest that, despite the mitigation measures outlined above, a significant negative effect against this objective is likely, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>The PADC is within walking distance of approximately five types of essential services and facilities. However most of these essential services are separated from the Location by the A127 and B148. There are few schools within easy walking distance, and no secondary schools, which would suggest that people</p>		<p>The reasonable alternative area is within walking distance of approximately nine types of essential services and facilities, including health and primary and secondary education facilities, meaning new residents and workers will be able to walk to an excellent range of existing facilities and services.</p>		<p>The western edge of the reasonable alternative is in close proximity to approximately ten types of essential services and facilities, including health and primary and secondary education facilities, meaning new residents and workers will be able to walk to an excellent range of existing facilities and services.</p>		<p>The reasonable alternative area is within walking distance of approximately six types of essential services and facilities, including health and primary education facilities. However, there is not a secondary school within a reasonable walking distance, which would suggest that people will have to travel</p>	

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	<p>will have to travel significant distances, most likely by car, which will have minor negative effect against this objective. Whilst this minor negative effect is somewhat mitigated by the presence of several bus stops and public rights of way located within easy walking distance, it is also exacerbated by the large number of dwellings planned within the area which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. Policy PADC5 states that a new primary school and, in line with Core Policy 8, a new Local Centre will be provide to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports</p>	++/--	<p>Furthermore, there are several bus stops and PRoW to existing local centres. However, 2,300 dwellings are proposed within the area, which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. The reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains four open spaces, which</p>	++/--	<p>Furthermore, there are several bus stops in close proximity providing sustainable alternative to travelling by car. However, 2,300 dwellings are proposed within the area, which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. The reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town.</p>	++/--	<p>significant distances, most likely by car, which will have minor negative effect against this objective. Whilst this minor negative effect is somewhat mitigated by the presence of several bus stops and public rights of way located within easy walking distance, it is also exacerbated by the large number of dwellings planned within the area which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. It is assumed that the reasonable alternative will contain a new primary school and, in line with Core Policy 8, a new Local Centre to service the 2,300 new dwellings proposed for the area. Furthermore, financial contributions will be made to support investment / improvement to local sports facilities in line with the</p>	++/--

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	<p>facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains one open space, which could potentially be lost with the development of the PADC; however Policy PADC5 states that formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Policy PADC5 requires improvements to the local and strategic road network, pedestrian PRoW and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable modes of transport and promote easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves. In addition, opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station are to be investigated with</p>		<p>could potentially be lost with the development of the reasonable alternative area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Furthermore, Core Policy CP15 sets out the sustainable construction</p>		<p>The current area contains seven open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p>		<p>Council's Indoor Sports and Community Facilities Standards.</p> <p>There is a surplus of open space within Basildon town. The current area contains eight open spaces, which could potentially be lost with the development of the reasonable alternative area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy generation and energy</p>	

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	<p>Network Rail.</p> <p>These improvements for sustainable alternatives to the car are likely to have a minor positive effect against this objective; however, improvements to increase highway capacity of Dunton Road are also planned, which will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, policy PADC5 requires the provision of on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have positive effects.</p> <p>Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Finally, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>The limited number of</p>		<p>requirements for all new developments and when renewable energy schemes will be considered. Finally, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>		<p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>		<p>efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Finally, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>	

SA objective	PADC 5: West Basildon Urban Extension							
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	essential facilities and services within a reasonable walking distance combined with the barriers created by the A127 and B148 and the modest number of facilities to be included within the PADC, would suggest that the PADC is likely to have a significant negative effect against this objective. However, the measures to improve sustainable transport links and increase renewable energy and energy efficiency measures are likely to have a significant positive effect on this objective.							
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	The A127 and B148 run through the PADC and an existing railway line lies to the South. In addition, the area is in close proximity to existing employment sites, with the potential for up to 5.5ha of new employment land within the PADC. The strategic roads, together with the existing and potential employment sites will bring large amounts of traffic within close proximity to the PADC, generating noise and reducing air quality. These negative effects could be exacerbated by planned improvements to highways, such as		The A13 runs along the southern border of the area proposed in this reasonable alternative. In addition, the reasonable alternative will contain up to 5.5ha of new employment land. The strategic road, together with the potential employment land will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These negative effects could be exacerbated by planned improvements to highways. The reasonable alternative seeks to mitigate the effects		The A13 runs along the southern boundary of the area proposed in this reasonable alternative and the A130 is reasonably close to the eastern edge of the area. In addition, existing employment land lies very close to the north western corner of the reasonable alternative and up to 5.5ha of new employment land is planned within the area. The strategic roads, in combination with the planned employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air		The A176 which links Billericay to Basildon runs through the reasonable alternative area and the A127 lies to the South. In addition, up to 5.5ha of new employment land is planned. This strategic road, in combination with the planned employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These negative effects could be exacerbated by planned improvements to highways. The reasonable alternative	

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	<p>increasing the capacity of Dunton Road.</p> <p>The PADC seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the PADC. Policy PADC5 requires improvements to the tranquillity of the area to be made through appropriate screening, open space and provision of noise mitigation to mitigate noise from the A127 and the railway line to the south of the area.</p> <p>Furthermore, Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p>	-	<p>of noise from the main strategic route ways in close proximity to the area. Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Furthermore, Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring</p>	-	<p>quality. These negative effects could be exacerbated by planned improvements to highways.</p> <p>The reasonable alternative seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area. Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20</p>	-	<p>seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area. Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Furthermore, Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise</p>	-

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy PADC5 and the Core Policies will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>Dunton Brook runs north east – south west through the north western tip of the PADC. Furthermore, the presence of aquifers means there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The closest sewage treatment works is in Billericay over 4km to the</p>		<p>There are no significant waterways in close proximity to the area; however, it does contain a Secondary A Bedrock Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The closest sewage treatment works (Pitsea</p>		<p>There are no groundwater vulnerability areas within the reasonable alternative area; however the eastern edge, following a tributary of the River Crouch, contains flood zones 2 and 3 and is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit (EA website). Thus, there is potential for localised water pollution (although this is uncertain and could be</p>		<p>Immediately south of the adjacent A127 is the Pippis Hill Lake which is classed as a Reservoir under the Reservoir Act 1975.</p> <p>The reasonable alternative is also located within Flood Risk Zones 2, 3a and 3b which cover the northern boundary of the Location. In addition, Basildon Brook runs north – south through area and Dunton Brook to the North, and there are</p>	

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	<p>north. Connection to the existing wastewater treatment network could require the upgrading of existing sewers to manage the additional capacity.</p> <p>Policy PADC5 requires development to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained and enhanced as necessary, in addition to the construction of new on-site sewers to an adoptable standard is required and investment will be required in the downstream network to Basildon Waste Water Treatment Works.</p> <p>In addition, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p>	+	<p>Sewage Treatment Works) is located approximately 1.7km to the east, which confirms there is little existing sewage infrastructure within the area.</p> <p>The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained and enhanced as necessary, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>In addition, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the</p>	+	<p>managed by good practice).</p> <p>The reasonable alternative area sits between the Pitsea network 1.6km to the south west), the Basildon Network (1km to the north west) and the South Benfleet Network (2.2km to the south east) all of which have capacity and consist of a combination of gravity combined foul and surface water sewers and pumped rising mains.</p> <p>The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained and enhanced as necessary, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where</p>	+	<p>pockets of land vulnerable to surface water flooding. Much of the land has therefore been classified as Secondary A and Secondary Undifferentiated Superficial Aquifers by the Environment Agency and there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The closest sewage treatment works (Billericay Sewage Treatment Works) is located approximately 2.3km to the north.</p> <p>The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained and enhanced as necessary, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>In addition, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy</p>	+

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	As such, through the implementation of the requirements set out in the PADC and compliance with core policies, development at this PADC is likely to have a minor positive effect on this objective.		implementation of the requirements set out in the reasonable alternative and compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.		necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments. As such, through the implementation of the requirements set out in the reasonable alternative and compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.		CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments. As such, through the implementation of the requirements set out in the reasonable alternative and compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this PADC is likely to have a	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at	+

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	minor positive effect on this objective.		this reasonable alternative is likely to have a minor positive effect on this objective.		this reasonable alternative is likely to have a minor positive effect on this objective.		this reasonable alternative is likely to have a minor positive effect on this objective.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127. It is expected that all can be mitigated.</p> <p>Policy PADC5 requires improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable modes of transport and</p>		<p>Transport modelling suggests that several junctions will be over-capacity, including along the A132 and A13. It is expected that all can be mitigated.</p> <p>Policy requires improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable</p>		<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127, A132 and A13. It is expected that all can be mitigated.</p> <p>Policy requires improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable</p>		<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127 and A132. It is expected that all can be mitigated.</p> <p>Policy requires improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Laindon Railway Station, Laindon Town Centre and the wider countryside to encourage sustainable</p>	

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>facilitate easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves</p> <p>Furthermore, policy PADC5 states that improvements should be made to increase highway capacity of Dunton Road, economic development should mitigate noise and traffic pollution and provide Green Travel Plans and opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p>	-/?	<p>modes of transport and facilitate easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves.</p> <p>Furthermore, policy states that improvements should be made to increase highway capacity of Dunton Road, economic development should mitigate noise and traffic pollution and provide Green Travel Plans and opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the</p>	-/?	<p>modes of transport and facilitate easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves.</p> <p>Furthermore, policy states that improvements should be made to increase highway capacity of Dunton Road, economic development should mitigate noise and traffic pollution and provide Green Travel Plans and opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the</p>	-/?	<p>modes of transport and facilitate easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves.</p> <p>Furthermore, policy states that improvements should be made to increase highway capacity of Dunton Road, economic development should mitigate noise and traffic pollution and provide Green Travel Plans and opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the</p>	-/?

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.		transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.		transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.		transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.	
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) Objective 13: Flood Risk (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 3: Biodiversity (--/+?) Objective 11: Access to Services (--/+?) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Further mitigation measures, 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 3: Biodiversity (--/+?) Objective 11: Access to Services (+ +/ - ?) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Additional mitigation measures should be considered to 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 3: Biodiversity (--/+?) Objective 11: Access to Services (+ +/ - ?) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Specific mitigation measures should be put in place to 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) Objective 13: Flood Risk (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 3: Biodiversity (--/+?) Objective 11: Access to Services (--/+?) Objective 14: Climate Change (+ +/ - -) <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open 	

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		<p>such as tailored SUDs, are required to reduce the risk of flooding in the northern half of the PADC.</p> <ul style="list-style-type: none"> The significant scale of the development proposed would indicate that significant mitigation measures would be required to ensure that the integrity and setting heritage assets within close proximity to the development, namely Thorndon Hall Registered Park and Garden less than 2.5km to the west and Dunton Hall within the PADC, are appropriately conserved, even enhanced. Given the significant scale of the development proposed, additional mitigation measures should be considered to conserve the quality, connect to and enhance the Local Wildlife Site complex to the south of the PADC, to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>conserve the quality of the SSSIs in close proximity to the reasonable alternative, in a bid to mitigate and offset the potential indirect adverse effects associated with an increase in population.</p> <ul style="list-style-type: none"> Given that the historic character and setting of the area is highly sensitive to change, further consideration might be given to how detailed design and layout of the significant development within the area might have a positive impact on the listed buildings and scheduled ancient monument within close proximity. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. This is particularly important given the loss of Local Wildlife Sites through this alternative. Consideration should be given to enhance the remaining Local Wildlife Site and to provide contributions to nearby sites of nature conservation interest. 		<p>protect the integrity and setting of the Grade II* listed building within close proximity to the reasonable alternative – the Church of All Saints.</p> <ul style="list-style-type: none"> Additional mitigation measures should be considered to conserve the quality, connect to and enhance the SSSIs and international designations in close proximity to the reasonable alternative, all in a bid to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. This is particularly important given the loss of Local Wildlife Sites through this alternative. Consideration should be given to enhance the remaining Local Wildlife Site and to provide contributions to nearby sites of nature conservation interest.</p>

SA objective	PADC 6: North East Basildon Urban Extension							
	PADC 6		Southern Extension (Vange)		South East Extension (between Pitsea and Bowers Gifford/North Benfleet)		Northern Extension (North and East of Noak Bridge and Steeple View)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>Roughly half of PADC6 has a low capacity for development and half a medium capacity for development.</p> <p>West of Pound Lane the area has a low capacity for residential development due to the high quality and good condition of the landscape, openness to public view from adjoining roads and public footpaths and the role of the Location in contributing to the sense of separation between Basildon and New Thundersley.</p> <p>The land to the west of Pound Lane and the south of Burnt Mills Road has a medium capacity for residential development with opportunities for a narrow belt of small scale low density residential development adjacent to Pound Lane (between Clifton Road and Cat Tree Lane). Beyond the eastern edge of the PADC, the landscape performs an important role as a strategic green corridor between Thundersley, Basildon and Wickford.</p> <p>The area contains no formal open spaces; however, policy PADC6 states that formal and informal open space provision would be provided in accordance with the Council's</p>	--/?	<p>The area contains elevated woodland which represents the easterly extent of Langdon Hills. Basildon Golf Course occupies the majority of the area on the highest ground with the remaining space comprising of Vange Hill Nature Reserve, school playing fields, and five grazed pastures surrounded by residential properties to the north, east and south.</p> <p>Overall the area in and the areas around the alternative area are judged to have the highest landscape sensitivity and therefore no/very low capacity for residential development and, as such, holds no opportunities for development due to the elevated position and importance of the prominent wooded ridge within the skyline.</p> <p>The area contains four open spaces, which cover approximately a third of the land – Basildon Golf Course, Vange Hill Local Nature Reserve, Vange Hill Drive Open Space and Vange Hill Primary School Playing Fields. With the exception of plans to retain existing playing fields within the area, no provision is made for these open spaces. Therefore, there is</p>	--/?	<p>The northern half of the reasonable alternative area has a medium capacity for development with opportunities for small to medium scale residential development within North Benfleet plotlands and to the north of Little Chalvedon Hall (between Osborne Road and Homestead Road) – that is if proposals incorporate open space and are appropriately screened.</p> <p>The southern half of the reasonable alternative area has a low capacity for development and, as such, holds only limited opportunities for small scale infill development between Eversley Road and Ilfracombe Road.</p> <p>The area contains seven open spaces which cover approximately a fifth of the land – Westlake Park, Eversley Road Recreation Ground, Land at Trenham Avenue Green Space, Land North of Trenham Avenue Green Space, Eversley North Playing Field, Eversley Football Ground and Rushley Park. With the exception of plans to retain existing playing fields within the area, no provision is made for these open spaces. Therefore, there</p>	--/?	<p>The eastern end of the reasonable alternative contains a number of small pastoral fields primarily used as horse paddocks, sports pitches and events such as annual county and garden shows. There is also a small camping and caravan site and a large agricultural reservoir. Two thirds of the eastern end of the reasonable alternative is deemed to have a low capacity for development due to the open/rural character of the landscape, openness to public views, role of area as public playing fields and role of the area in preventing coalescence between Billericay and Basildon. Limited small scale residential development may be possible at Willow Park on Wash Road within the existing trees. The most southern third of the area (originally Broad Location 26) has a medium capacity for small scale low density residential development on Goodview Road (which is predominantly designated as open space).</p> <p>Further to the west (to the north of Noak Bridge) the landscape is predominantly farmland on the lower valley slopes of the Upper Crouch Valley and comprises a</p>

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	<p>adopted Open Space Standards, Playing Pitch Standards and Play Strategy. Policy PADC6 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the retention of a strategic multi-functional open space buffers along the A130, in line with a new A130 Landscape Strategy which will recognise the strategic importance this area has in preventing coalescence between North Benfleet / Bowers Gifford and South Benfleet in partnership with neighbouring Local Planning Authorities and the County Council (the strategy will also receive a separate financial contribution); screening to the north and south to improve tranquillity and limit the impact of development on the area's</p>		<p>potential for some loss. Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation and multifunctional open space buffers to screen development from important views, prevent coalescence and improve tranquillity; maximisation and incorporation of distinctive landscape features and long distance views in to the design and layout of the development; and improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate.</p> <p>In addition to the mitigation</p>		<p>is potential for some loss. Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation and multifunctional open space buffers to screen development from important views, prevent coalescence and improve tranquillity; maximisation and incorporation of distinctive landscape features and long distance views in to the design and layout of the development; and improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate.</p> <p>In addition to the mitigation</p>		<p>number of medium/large scale arable fields. Electricity pylons run through the area from west to east and have an intrusive impact on internal views. Existing built development at this Location is limited to some disused nursery buildings Benson Farm, Watch House Farm, Barleylands Council Depot and Forest Glade Football Club. To the west, the site is bound to the south by residential properties in Noak Hill and Steeple View respectively. This area is considered to hold no/very low capacity to accommodate development and holds no opportunities for residential development as this would compromise the separation of Basildon and Billericay, Basildon and Noak Hill and the important open views along the Crouch Valley (LCA, 2013).</p> <p>The area contains eight open spaces – Noak Bridge Reserve, Land to South of Whites Farm Outdoor Sports Facilities, Land at Barleylands Farm Outdoor Sports Facilities, Land Opposite Red Cottage and Whites Farm Outdoor Sports Facilities, Land to South West of Barleyland Depot Outdoor Sports Facilities and Forest Glad Football Club. With the</p>	

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	<p>role as a strategic gap between the settlement areas of Wickford and Basildon and Thundersley in Castle Point Borough, and the impact on views from South Benfleet, respectively; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; maximisation of landscape features; integration of long distance / rural views to the south and east into the area's development; and the retention and integration of mature hedgerows into the development, where possible. In addition to the mitigation outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network. The area within which to develop the large urban extension to the east of Basildon has been</p>		<p>outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network. Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the development planned (2,000) for the area (which is nearly four times the number of dwellings considered during the appraisal of the Broad Locations), plus an additional 5.5ha of employment land, combined with the very low capacity of the area for development mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>		<p>outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network. Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the development planned (2,000) for the area (just over the 1,919 dwellings considered during the appraisal of the Broad Locations), plus an additional 5.5ha of employment land, combined with the limited opportunities for residential development (particularly in the southern half of the Location) mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>		<p>exception of plans to retain existing playing fields within the area, no provision is made for these open spaces, therefore there is potential for some loss. Any inappropriate development within the reasonable alternative that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design. In addition, a series of landscape and green belt mitigation measures for new development would be required within the area of the reasonable alternative. These include the retention of existing vegetation and multifunctional open space buffers to screen development from important views, prevent coalescence and improve tranquillity; maximisation and incorporation of distinctive landscape features and long distance views in to the design and layout of the development; and improvements to the visual appearance and character of the remaining green belt</p>	

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		<p>considerably reduced in size since the appraisal of the Broad Locations but the amount of development has remained similar (2,000 dwellings plus 5.5ha of employment land).</p> <p>Despite the mitigation and enhancement measures planned, the significant scale of the development planned for the area combined with the low-medium capacity of the area for development, mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>						<p>through the utilisation of vacant plots where comprehensive development is not appropriate.</p> <p>In addition to the mitigation outlined above, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Despite the mitigation and enhancement measures planned for the reasonable alternative, the significant scale of the development planned (2,000 dwellings and 5.5ha of employment land) for the area, which is several hundred dwellings over that which was considered for the area during the appraisal of the Broad Locations, combined with the predominantly very low capacity of the area for development mean it is likely that there will be a significant negative effect against this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>

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	2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>PADC6 is within a Historic Environment Zone considered to be 'Highly Sensitive to Change'.</p> <p>The area contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology.</p> <p>There are four Grade II listed buildings and one Grade II* listed building within the PADC. The Grade II listed buildings run along Burn Mills Road: Bradfield's Farmhouse, Tiffayne's Farmhouse, a cottage at the junction between Pound Lane and Burnt Mill Road and Horseshoe Cottage. The Grade II* listed building Church of All Saints, lies on the eastern boundary of the PADC. Another Grade II* Listed Building, the Church of St Peter, lies 1.4km to the West.</p> <p>Policy PADC6 requires the remnants of historic field patterns, potentially of middle-Saxon origin, to be respected. The potential for archaeological finds must be explored. Furthermore, the integrity of listed buildings, specifically Bradfields Farmhouse, Tiffaynes</p>	+/--/?	<p>The area is within a Historic Environment Zone considered to be 'Highly Sensitive to Change' and as such there is potential for significant adverse effects on this SA objective.</p> <p>Three listed buildings are located within close proximity and one Scheduled Monument.</p> <p>Remnants of historic field patterns, potentially of mid-Saxon origin, are to be respected and integrated into development; the potential for archaeological finds must be explored; and the integrity of listed buildings in the area should be respected in consultation with English Heritage.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets, as well as the potential of unknown archaeological material underground has been considered. However, the area is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development</p>	+/--/?	<p>The area is within a Historic Environment Zone considered to be mainly 'Sensitive to Change' with areas of 'Higher Sensitivity' to the East.</p> <p>A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development at North Benfleet and Nevendon and roadside settlements, such as the moated Bowers Gifford. The zone contains segments of historic field patterns but few known archaeological sites, which probably reflects a lack of archaeological investigation rather than a known absence of archaeology (HEC, 2010).</p> <p>There is one Grade II listed building within the reasonable alternative area – Tiffayne's Farmhouse. It is however retained within farm buildings in the north east corner of the large area and is unlikely to be significantly affected by development along the existing urban fringe. 350m to the east of the area is the Grade II* listed Church of All Saints. New development to the east of Basildon is likely to have a significant negative impact on the setting of this important heritage asset, unless appropriate mitigation</p>	+/--/?	<p>The eastern end of the reasonable alternative is within a Historic Environment Zone considered to be 'Highly Sensitive to Change' and as such there is potential for significant adverse effects within this area. Further to the west (north of Noak Bridge) the land is within a Historic Environment Zone considered to be 'Sensitive to Change', thus there is less potential for significant adverse effects.</p> <p>Two listed buildings are located within the reasonable alternative area, just to the north of the area planned for development. In addition, there are three other listed buildings within close proximity of the reasonable alternative area. The Noak Bridge Conservation area is 70m to the south of the reasonable alternative. Great Burstead Conservation Area is 1.1km away.</p> <p>Furthermore, archaeological find areas yielding medieval artefacts are located within the reasonable alternative and Roman artefacts have been found just to the north of the area, suggesting there is potential for more archaeological finds.</p> <p>Remnants of historic field</p>

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	<p>Farmhouse and a number of moated sites in the area are to be respected in consultation with English Heritage. However, no mention is made of the close proximity of the PADC to the Grade II* listed Church of All Saints.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>Policy PADC6 does not consider the sites close proximity to the Grade II* listed Church of All Saints. Furthermore, the area is considered to be 'Highly Sensitive to Change'. It is therefore likely that the PADC will have a significant negative impact on the setting of heritage assets, unless appropriate mitigation is incorporated in to the design and layout of new development. Currently, it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>		<p>will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>		<p>is incorporated in to the design and layout of new development.</p> <p>Remnants of historic field patterns, potentially of mid-Saxon origin, are to be respected and integrated into development; the potential for archaeological finds must be explored; and the integrity of listed buildings in the area should be respected in consultation with English Heritage.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The size of the development proposed within the reasonable alternative, combined with its close proximity to listed buildings, the most significant of which, the Grade II* listed Church of All Saints, lies 350m to the east, would suggest that there is potential for significant adverse effects against this objective, as well as potential for minor positive effects if the design and layout of the development are sympathetic to, or even enhance, the setting and integrity of the existing heritage assets. However, it is unknown</p>		<p>patterns, potentially of mid-Saxon origin, are to be respected and integrated into development; the potential for archaeological finds must be explored; and the integrity of listed buildings in the area should be respected in consultation with English Heritage.</p> <p>In addition to the mitigation required above, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets, as well as the potential of unknown archaeological material underground has been considered. However, there are pockets of land which are 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area, such as Noak Bridge Conservation Area and a number of listed buildings.</p>	

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					whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.			
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>Approximately 10% of the PADC is registered as a Protected Species Alert Area. There are two Local Wildlife Sites in close proximity to the PADC: Home Farm Meadows 200m to the north and Burnt Mills Local Wildlife Site 450m to the west. The former is connected to Wick Country Park Local Wildlife Site and Park and has the potential to act as an important thoroughfare to the Park from the PADC, with significant negative effects against this objective.</p> <p>Pitsea Marsh SSSI which includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Priority Habitat is approximately 3km to the south west. Vange and Fobbing Marshes SSSI which contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Priority Habitats, is 3.7km to the south. Both SSSIs are separated from the Area by</p>	+/--/?	<p>The reasonable alternative contains 12 Protected Species Alert Areas, Vange Hill Nature Reserve and Tompkins Farm Local Wildlife Site, both of which contain Lowland Meadows UK BAP Habitat.</p> <p>Two SSSIs are within 1km of the alternative site: Basildon Meadows (designation contains Lowland Meadows UK BAP Habitat) and Vange and Fobbing Marshes (designation contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Habitats), although it is recognised the A176 and A13 separate the Location from the SSSIs limiting the potential for significant adverse impacts.</p> <p>There are another two Local Wildlife Sites within 100m of the area – All Saints Grassland (designation contains Lowland Meadows UK BAP Habitat), and Nether Mayne Verges.</p> <p>The Thames Estuary and</p>	+/--/?	<p>The reasonable alternative is roughly one third Protected Species Alert Area.</p> <p>The reasonable alternative is also located approximately 800m north east of Pitsea Marsh SSSI, which includes Coastal and Floodplain Grazing Marsh and Reedbed UK BAP Priority Habitat, and 1.6km to the north east of Vange and Fobbing Marshes SSSI, which contains Coastal and Flood Plain Grazing Marsh and Intertidal Mudflats and Coastal Saltmarsh UK BAP Priority Habitats. It is recognised that both SSSIs are separated from the area by the A13. This physical barrier is likely to reduce the potential for significant adverse indirect effects.</p> <p>Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Furthermore, the loss of informal open space must be</p>	+/--/?	<p>The reasonable alternative contains several Protected Species Alert Areas and portions of two Local Wildlife Sites Noak Bridge Reserve Local Wildlife Site (designation includes Open Mosaic Habitats on Previously Developed Land UK BAP Priority Habitat), which continues westwards, and River Crouch at Noak Local Wildlife Site, which continues northward where it connects to other Local Wildlife Sites in a line which is unbroken to the town of Billericay.</p> <p>Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and</p>	+/--/?

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	<p>the A13. This physical barrier may reduce the potential for significant adverse indirect effects.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA is located roughly 4.5 km to the north west. Benfleet and Southend Marshes RAMSAR and SPA European ecological designations are just over 5km to the south east.</p> <p>Policy PADC6 states any loss of informal open space should be off-set and that surveys of protected species are required and any mitigation measures recommended through survey work incorporated into the design of new development; Furthermore, it plans to retain a multi-functional open space buffer along the A130 corridor in line with a new A130 Corridor Landscape Strategy. The strategy will require the protection and promotion of ecological and biodiversity opportunities along this strategic corridor.</p> <p>In addition, financial contributions will be provided for linking the area to the South Essex Marshes to the south, which will have positive effects for connecting green infrastructure but potential significant negative effects</p>		<p>Marshes RAMSAR, SPA and SAC site is 5km to the south. Surveys of protected species would be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Furthermore, the loss of informal open space must be offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect; however, the significant scale of the development proposed,</p>		<p>offset, enhanced, where appropriate and/or financial contributions made to connect the area within the reasonable alternative to neighbouring local, national and international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect; however, the significant scale of the development proposed, coupled with its close proximity to local, national international ecological designations and the plans within policy to connect to them to the area, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More</p>		<p>international ecological designated sites.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) is likely to have a minor positive effect; however, the significant scale of the development proposed, coupled with the area containing portions of two Local Wildlife Sites and the plans within policy to connect to them, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the</p>	

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	<p>relating to significantly increasing the population of the area and connecting some 2,000 new dwellings to international and national ecological designations.</p> <p>Development will also have due regard to the Mid Essex Coast Phase 3 SPA, SAC and Ramsar site, the Benfleet and Southend Marshes SPA and Ramsar site and the Pitsea Marshes SSSI.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>The enhancement and connection of existing habitats (green infrastructure) along the A130 Corridor and the South Essex Marshes, in line with the most up to date Thames Gateway South Essex Green Grid Strategy and Core Policy is likely to have a minor positive effect; however, the significant scale of the development proposed,</p>		<p>coupled with its close proximity to local, national international ecological designations and the plans within policy to connect to them to the area, would suggest that the reasonable alternative is likely to have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the reasonable alternative.</p> <p>Furthermore development of this alternative will result in the whole or partial loss of a Local Wildlife Site.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects are uncertain until the detailed design and layout of the development are known.</p>		<p>may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the reasonable alternative.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects is uncertain until the detailed design and layout of the development are known.</p>		<p>reasonable alternative.</p> <p>The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects is uncertain until the detailed design and layout of the development are known.</p>	

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		coupled with its close proximity to local, national international ecological designations and the plans within policy PADC6 to connect to them to the PADC, would suggest that the PADC could have a significant negative effect against this objective. More may be required to conserve and enhance the ecological designations indirectly affected by increases in recreation pressures associated with an increase in population within the PADC. The overall effect against this objective is likely to be mixed (minor positive and significant negative) effects due to the size of development proposed in proximity to a number of local and national sites with potential for indirect effects from recreational pressure and pollution. The true nature of these effects are uncertain until the detailed design and layout of the development are known.						
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	In addition to the construction of up to 2,000 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within PADC6. This is less		In addition to the construction of up to 2,000 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable		In addition to the construction of up to 2,000 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable		In addition to the construction of up to 2,000 dwellings, which will bring new consumers and, temporarily, construction jobs in to the area, up to 5.5ha of employment land is planned within the reasonable	

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	<p>than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective.</p> <p>Policy PADC6 states that economic development in the north of this area should contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate to the east of Basildon town. Therefore, PADC6 is likely to have a significant positive effect against this objective.</p>	++	<p>alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective.</p> <p>Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a</p>	++	<p>alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective.</p> <p>Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a</p>	++	<p>alternative area. This is less than 20% of the total employment land requirement for the Borough and therefore is likely to have a minor positive effect against this objective.</p> <p>Economic development in the area identified within the reasonable alternative is required to contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing, and providing units for small and medium enterprises in line with Core Policy 6 and 7.</p> <p>The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>Furthermore, any economic development should mitigate noise and traffic pollution and provide Green Travel Plans in line with Core Policy 6.</p> <p>On balance, the focus on B class uses for the employment and the requirement to include provision for local SMEs within the 5.5ha is appropriate for the location of the edge of the Basildon town. Therefore, the reasonable alternative is likely to have a</p>	++

SA objective	PADC 6: North East Basildon Urban Extension							
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			significant positive effect against this objective.		significant positive effect against this objective.		significant positive effect against this objective.	
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>PADC6 is not within a reasonable walking distance of any local centres. Furthermore, there are only a two bus stops and a PRoW along Pound Lane which runs through the centre of the area.</p> <p>Policy PAD6 states that at least one local centre will be constructed within the development. The policy also requires financial contributions for the regeneration and maintenance of Pitsea and Basildon Town Centre and the improvement of the existing local centre in Bowers Gifford to support the local economy and the accessibility to community and social facilities in accordance with the principles of sustainable development and to encourage the use of local facilities and assist in integrating development with the existing community.</p> <p>In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages to Pitsea Railway Station and Pitsea Town Centre in accordance with Core Policy 10 - Transport and Core Policy 11 - Green</p>	++	<p>The reasonable alternative is located within easy walking distance of five local centres and Basildon town centre. Furthermore, there are several PRoW and bus stops. There is likely to be the provision of at least one new Local Centre which may compete with existing centres. Financial contributions are required towards the regeneration of local town and smaller local centre regeneration to assist in the integration of the development within the existing community. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complimentary with those of the town centres, the significant financial contributions to town centres</p>	++	<p>The reasonable alternative is located within easy walking distance of four local centres, including Pitsea town centre. Furthermore, there are several bus stops along the southern and western edge of the area; however, there are a limited number of public rights of way and footpaths from the area in to Pitsea. One footpath runs the length of the reasonable alternative connecting Burnt Mills Road at its northern boundary with London Road at its Southern boundary.</p> <p>There is likely to be the provision of at least one new Local Centre which may compete with existing centres. Financial contributions are required towards the regeneration of local town and smaller local centre regeneration to assist in the integration of the development within the existing community. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide</p>	++	<p>The reasonable alternative is located within easy walking distance of few local centres; however, there are several PRoW and bus stops to neighbouring centres. Furthermore, the A127 may act as a barrier to new residents.</p> <p>There is likely to be the provision of at least one new Local Centre which may compete with existing centres. Financial contributions are required towards the regeneration of local town and smaller local centre regeneration to assist in the integration of the development within the existing community. In addition, improvements would be provided to the local and strategic road network and pedestrian and cycling linkages in accordance with Core Policy 10 - Transport and Core Policy 11 - Green Infrastructure, which provide good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complimentary with those of</p>	++

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Infrastructure.</p> <p>On balance, considering PADC6's relatively isolated location, the proposed use classes for the 5.5ha of employment land proposed which are complementary with those of the town centres, the financial contributions planned for Pitsea and Basildon town centres and Bower's Gifford local centre and improvements to connect the area to existing centres, it is likely that the PADC will have a significant positive effect against this objective.</p>		<p>and improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>		<p>good links to the regenerated town centres.</p> <p>On balance, considering the reasonable alternative's location, proposed use classes for the 5.5ha of employment land proposed which are complimentary with those of the town centres, the significant financial contributions to town centres and improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>		<p>the town centres, the significant financial contributions to town centres and improvements planned to connect the area to existing town centres, it is likely that the reasonable alternative will have a significant positive effect against this objective.</p>
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, PADC6 plans to deliver at least 2,000 homes. Therefore policy PADC6 contains plans to deliver two new primary schools and one secondary school to support the scale of growth to the east of the town.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social,</p>	++	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver two new primary schools and a secondary school to accommodate the significant scale of growth planned for within the reasonable alternative (2,000 dwellings).</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social,</p>	++	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver two new primary schools and a secondary school to accommodate the significant scale of growth planned for within the reasonable alternative (2,000 dwellings).</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Finally, Core Policy 18 resists the loss of existing social,</p>	++	<p>Basildon has significant capacity within its existing secondary schools and there is some capacity within the existing primary schools. However, this reasonable alternative will deliver two new primary schools and a secondary school to accommodate the significant scale of growth planned for within the reasonable alternative (2,000 dwellings).</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and</p>	++

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, PADC6 is likely to have a significant positive effect on this objective as it will secure three new educational facilities on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a significant positive effect on this objective as it will secure three new educational facilities on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a significant positive effect on this objective as it will secure three new educational facilities on site and also ensure the use of the local labour market/apprenticeships during construction.</p>		<p>cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a significant positive effect on this objective as it will secure three new educational facilities on site and also ensure the use of the local labour market/apprenticeships during construction.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver at least 2,000 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings. Furthermore, policy PADC6 supports the improvement of the existing Plotland community through the increase of self builds by infilling individual plots in the North Benfleet Plotland. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or</p>	++	<p>Development at this reasonable alternative will deliver at least 2,000 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings. Furthermore, the reasonable alternative encourages the improvement of the existing Plotland community through the increase of self builds on vacant plots. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or</p>	++	<p>Development at this reasonable alternative will deliver at least 2,000 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings. Furthermore, the reasonable alternative encourages the improvement of the existing Plotland community through the increase of self builds on vacant plots. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or</p>	++	<p>Development at this reasonable alternative will deliver at least 2,000 dwellings which are considered to be a strategic development and will contribute significantly to the Borough's overall housing need of 16,000 dwellings. Furthermore, the reasonable alternative encourages the improvement of the existing Plotland community through the increase of self builds on vacant plots. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or</p>	++

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		<p>more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>		<p>more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a significant positive effect against this objective.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, development within PADC6 will include new primary care health facilities to accommodate GPs and dentists and support additional in-patient capacity at Basildon Hospital.</p> <p>Policy PADC6 also states that financial contributions will be made available for</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will include new primary care health facilities and support additional in-patient capacity at Basildon Hospital.</p> <p>Financial contributions will be made available for improvements to local sports facilities in line with the</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will include new primary care health facilities and support additional in-patient capacity at Basildon Hospital.</p> <p>Financial contributions will be made available for improvements to local sports facilities in line with the</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will include new primary care health facilities and support additional in-patient capacity at Basildon Hospital.</p> <p>Financial contributions will be made available for improvements to local sports facilities in line with the</p>	+

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	<p>improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this PADC area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>		<p>Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>		<p>Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>		<p>Council's Indoor Sports and Community Facilities Standards. Furthermore, new formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The provision of up to 5.5ha of employment land within the area is likely to have a positive effect as fewer people unemployed in the Borough has indirect benefits on the health of local people.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	
9. Create and	PADC6 is not expected to		This reasonable alternative is		This reasonable alternative is		This reasonable alternative is	

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	sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>have a significant effect on this objective. However, development will include a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive effect on this objective.</p>	+	<p>not expected to have a significant effect on this objective. However, development will include a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+	<p>not expected to have a significant effect on this objective. However, development will include a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+	<p>not expected to have a significant effect on this objective. However, development will include a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>80% of the PADC6 is located within an area of the Borough deemed to be deprived (20-40%). The remaining 20% runs along the western edge of the PADC is deemed to be average within the indices of Multiple Deprivation (40-</p>	+	<p>The area is within a relatively affluent pocket for Basildon (60-80%); however it is surrounded by land deemed to be more deprived and generally below average on the indices of multiple deprivation (20-60%).</p>	+	<p>The reasonable alternative area contains areas which fall on a range of scales on the Indices of Multiple Deprivation. Most of the area is deemed to be deprived, ranging from some of the most deprived land in the</p>	+	<p>The area contains areas which fall on a range of scales on the indices of multiple deprivation. The eastern end of the reasonable alternative is within a relatively deprived area of the Borough (20-40%). The land directly to</p>	+

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		<p>60%). Further south is some of the most deprived (0-20%) land in the Borough.</p> <p>Development within this PADC will be required to provide a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this PADC will have a minor positive effect on this objective.</p>		<p>Development within this reasonable alternative will be required to provide a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>		<p>Borough and Country, further south, there are more pockets of land deemed to be average on the Indices of Multiple Deprivation (40-60%).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>		<p>the west is deemed to be average within the indices of Multiple Deprivation (40-60%). The entire reasonable alternative area is north of some of the most deprived land area in the Borough and the Country (0-20%). To the north, south of Billericay, is some of the least deprived land in the Borough and nationally (80-100%).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including two new primary schools, a secondary school, a new primary health care centre, at least one new local centre and financial contributions for local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development.</p> <p>As such, there is potential to reduce the existing levels of deprivation within existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>
11. Improve accessibility to	PADC6 is not within easy walking distance of any		The reasonable alternative area is within walking distance		The western edge of the reasonable alternative is in		The reasonable alternative area is within walking distance	

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	and enhance local services and facilities.	<p>essential services and facilities. There are no local education or health facilities of any kind, and only a limited number of bus stops and PROWs linking existing local centres with these facilities. Policy PADC6 plans to provide two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing local centre in Bowers Gifford. In addition, Policy PADC6 states that financial contributions will be allocated to Pitsea and Basildon town centres to aid in their regeneration and ongoing maintenance.</p> <p>There is a surplus of open space within Basildon town; however, the area contains no formal open spaces. Policy PADC6 states that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of</p>	++/-/?	<p>of approximately nine types of essential services and facilities, including health and primary and secondary education facilities, and there are several bus stops in close proximity making facilities and service a greater distance away more accessible.</p> <p>The reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing local and town centres.</p> <p>There is a surplus of open space within Basildon town. The current area contains four open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network,</p>	++/-/?	<p>close proximity to approximately ten types of essential services and facilities, including health and primary and secondary education facilities, and there are several bus stops in close proximity making facilities and service a greater distance away more accessible.</p> <p>The reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing local and town centres.</p> <p>There is a surplus of open space within Basildon town. The current area contains seven open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local</p>	++/-/?	<p>of approximately six types of essential services and facilities, including health and primary education facilities. However, there is not a secondary school within a reasonable walking distance. This is somewhat mitigated by the fact that there are several bus stops and PROW within walking distance of the area providing access routes to facilities and services a greater distance away.</p> <p>The reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing local and town centres.</p> <p>There is a surplus of open space within Basildon town. The current area contains eight open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's</p>

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	<p>way and cycling linkages to Pitsea railway station and Pitsea town centre are also mentioned in policy PADC6, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The relatively isolated location of the PADC is somewhat mitigated by the scale of the development proposed within the PADC and the range of facilities and services planned to be constructed within a reasonable walking distance of</p>		<p>pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the suitable alternative area, with its good access to a range of essential facilities and services, combined with plans for new services and facilities as well as upgrades to the sustainable transport infrastructure would suggest</p>		<p>and strategic road network, pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the suitable alternative area, with its good access to a range of essential facilities and services, combined with plans for new services and facilities as well as upgrades to the sustainable transport infrastructure would suggest</p>		<p>adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages are also required, which will improve access to local centres and the wider countryside to encourage sustainable modes of transport.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The relatively isolated location of the reasonable alternative is somewhat mitigated by plans to include a good range of new facilities and services</p>	

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		the area. Furthermore, improvements to sustainable transport links will have a positive effect against this objective. It is likely that the 2,000 new dwellings and 5.5ha of employment land would have access to a sufficient range of local facilities and services within the immediate vicinity; however the relatively isolated location of the PADC mean that there will some negative effects associated with increases in journey times to existing local centres in Pitsea. It is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the area will have a significant positive and minor negative (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.		that the 2,000 new dwellings and 5.5ha of employment land would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the area will have a significant positive and minor negative (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.		that the 2,000 new dwellings and 5.5ha of employment land would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the area will have a significant positive and minor negative (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.		within the development. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative (mixed) effect with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. However, as 4,230 homes would be provided in the existing urban area of Basildon town it is clear that a significant amount of	-

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	from previous buildings.	previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.		previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.		previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.		previously developed land can be reused. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	A tributary of the River Crouch runs through the centre of the PADC along Pound Lane. The tributary is largely made up of Flood Zones 2 and 3a and enters into a Potential Surface Water Flooding Hot Spot at the junction between Pond Land and Burnt Mills Road. The land to the south of Burnt Mills Road is also within Critical Drainage Area (CDA) BAS 16 (Bowers Gifford). In recognition of the above, policy PADC6 requires development within the area to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new defences, land use and/ or design measures to the agreement of the Local	--/?	The area is on high ground and is not located within any Flood Zones; however, approximately two thirds of the reasonable alternative is within a Critical Drainage Area. Furthermore, there are two linear pockets of land within the southern corner of the Location which are susceptible to surface water flooding. Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood Authority as appropriate. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere,	--/?	The reasonable alternative area is within a Critical Drainage Area (CDA) BAS 16 (Bowers Gifford) with a small portion of the site containing a potential surface water hotspot. A tributary of the River Crouch runs along the eastern boundary of the reasonable alternative area and spills in to the north eastern corner. Around a fifth of the area is Flood Zone 2 and 3a. Roughly one third of the area is at risk of surface water flooding. Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood	--/?	Immediately south of the adjacent A127 is the Pippis Hill Lake which is classed as a Reservoir under the Reservoir Act 1975. The reasonable alternative is also located within Flood Risk Zones 2, 3a and 3b which cover the northern boundary of the Location. In addition, Basildon Brook runs north – south through area and Dunton Brook runs to the North, and there are pockets of land vulnerable to surface water flooding. Development would be required to manage and off-set flood risk with suitable drainage or flood defence mitigation, in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan and Lead Local Flood	--/?

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		<p>Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>In recognition of the types of flood risk and the location of the areas at risk which run through the centre of the PADC, it is likely that additional flood mitigation measures will be required within PADC6 to reduce the likely significant adverse effects on this objective.</p> <p>However, development would be concentrated, with much of it being located in close proximity to the areas of highest flood risk and it is uncertain if development could be sited outwith flood risk zones or mitigated adequately. These effects are uncertain due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to largely neutralise any negative effect of development against this objective. However, given that greenfield land would be developed upon, there is still likely to be a minor negative effect against this objective overall, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p> <p>This alternative seeks to accommodate development within a broader area to the East of Basildon than under the preferred option which provides greater scope for development to be sited outwith flood zones.</p>		<p>Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>The significant area of the reasonable alternative covered by areas at risk from flooding would suggest that, despite the mitigation measures outlined above, a significant negative effect against this objective is likely, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse	PADC6 is not within easy walking distance of any essential services and facilities. There are no local education or health facilities of any kind, nor are there		The reasonable alternative area is within walking distance of approximately nine types of essential services and facilities, including health and primary and secondary		The western edge of the reasonable alternative is in close proximity to approximately ten types of essential services and facilities, including health and		The reasonable alternative area is within walking distance of approximately six types of essential services and facilities, including health and primary education facilities.	

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	gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>enough bus stops or PRoW to existing local centres with these facilities. It is therefore likely that local residents of the PADC will have to resort to using cars in order to access existing facilities and services not within a reasonable walking distance, with minor negative effects. This adverse effect is exacerbated by the significant number of dwellings planned within the area, which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. Policy PADC6 plans to provide two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing local centre in Bowers Gifford. In</p>	++/--	<p>education facilities, meaning new residents and workers will be able to walk to an excellent range of existing facilities and services. Furthermore, there are several bus stops and PRoW to existing local centres. However, the significant number of dwellings planned for within the area will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. It is assumed that the reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing town centres.</p> <p>There is a surplus of open</p>	++/--	<p>primary and secondary education facilities, meaning new residents and workers will be able to walk to an excellent range of existing facilities and services. Furthermore, there are several bus stops in close proximity providing sustainable alternative to travelling by car. However, the significant number of dwellings planned for within the area will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. It is assumed that the reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing town</p>	++/--	<p>However, there is not a secondary school within a reasonable walking distance, which would suggest that people will have to travel significant distances, most likely by car, which will have minor negative effect against this objective. Whilst this minor negative effect is somewhat mitigated by the presence of several bus stops and public rights of way located within easy walking distance, it is also exacerbated by the large number of dwellings planned within the area which will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the development will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car to access locally provided facilities and services. The reasonable alternative will contain two new primary schools, one new secondary school, a new primary care health facility and one local centre, as well as financial contributions to create capacity within existing local</p>

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	<p>addition, Policy PADC6 states that financial contributions will be allocated to Pitsea and Basildon town centres to aid in their regeneration and ongoing maintenance.</p> <p>There is a surplus of open space within Basildon town; however, the area contains no formal open spaces. Policy PADC6 states that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local and strategic road network, pedestrian public rights of way and cycling linkages to Pitsea railway station and Pitsea town centre are also mentioned in policy PADC6. These improvements will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity, such as the junction upgrade at Pound Lane/A127, will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within</p>		<p>space within Basildon town. The current area contains four open spaces, which could potentially be lost with the development of the reasonable alternative area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the</p>		<p>centres.</p> <p>There is a surplus of open space within Basildon town. The current area contains seven open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will</p>		<p>facilities and services, such as Basildon Hospital, indoor sports and community facilities and the existing town centres.</p> <p>There is a surplus of open space within Basildon town. The current area contains eight open spaces, which could potentially be lost with the development of the reasonable alternative area, with adverse effects; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Improvements to the local pedestrian PRoW and cycling linkages to local centres and the wider countryside will give residents and workers better access to sustainable alternatives to the car, which is likely to have a minor positive effect against this objective; however, improvements to increase highway capacity will encourage car use, which will have a minor negative effect against this objective.</p> <p>Finally, development within the reasonable alternative area will be required to include on-site energy</p>	

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		<p>PADC6 will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green</p> <p>Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>		<p>sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green</p> <p>Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>		<p>have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green</p> <p>Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>		<p>generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Finally, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green</p> <p>Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective, with significant positive and significant negative effects.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A127 runs along the northern boundary of the area proposed in this PADC and the A130 is reasonably close to the eastern edge of the area. In addition, up to 5.5ha of new employment land is planned. The strategic roads, in combination with the planned employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These</p>	-	<p>The A13 runs along the southern border of the area proposed in this reasonable alternative. In addition, up to 5.5ha of new employment land is planned. This strategic road, in combination with the planned employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These negative effects could be exacerbated by planned</p>	-	<p>The A13 runs along the southern boundary of the area proposed in this reasonable alternative and the A130 is reasonably close to the eastern edge of the area. In addition, existing employment land lies very close to the north western corner of the reasonable alternative and up to 5.5ha of new employment land is planned within the area. The strategic roads, in combination with the planned</p>	-	<p>The A176 which links Billericay to Basildon runs through the reasonable alternative area and the A127 lies to the South. In addition, up to 5.5ha of new employment land is planned. This strategic road, in combination with the planned employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These negative</p>	-

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	<p>negative effects could be exacerbated by planned improvements to highways at the junction of Pound Lane/A127.</p> <p>The PADC seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area, improvements to the tranquillity of the area are required through appropriate screening, open space and buffering along the A130.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level.</p> <p>Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and</p>		<p>improvements to highways.</p> <p>The reasonable alternative seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area.</p> <p>Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level.</p> <p>Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans,</p>		<p>employment land, will bring large amounts of traffic within close proximity to the area, generating noise and reducing air quality. These negative effects could be exacerbated by planned improvements to highways.</p> <p>The reasonable alternative seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area.</p> <p>Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level.</p> <p>Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p>		<p>effects could be exacerbated by planned improvements to highways.</p> <p>The reasonable alternative seeks to mitigate the effects of noise from the main strategic route ways in close proximity to the area.</p> <p>Improvements to the tranquillity of the area are required through appropriate screening, open space and buffering.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level.</p> <p>Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through</p>	

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	PADC 6		Southern Extension (Vange)		South East Extension (between Pitsea and Bowers Gifford/North Benfleet)		Northern Extension (North and East of Noak Bridge and Steeple View)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles. Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.		implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles. Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.		Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles. Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.		requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles. Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.
16. Improve water efficiency and achieve sustainable water resource management.	PADC6 is in close proximity to two tributaries of the River Crouch, one of which runs through the centre of the PADC, and another close to its eastern edge. There are no groundwater vulnerability areas within the area; however a large portion of the area is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit. Thus there is potential for localised water pollution (although this is uncertain and could be managed by good construction practice).		There are no significant waterways in close proximity to the area; however, it does contain a Secondary A Bedrock Aquifer by the Environment Agency. Therefore, there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice). The closest sewage treatment works (Pitsea Sewage Treatment Works) is located approximately 1.7km to the east, which confirms there is		There are no groundwater vulnerability areas within the reasonable alternative area; however the eastern edge, following a tributary of the River Crouch, contains flood zones 2 and 3 and is designated as a 'Secondary (undifferentiated)' superficial aquifer deposit (EA website). Thus, there is potential for localised water pollution (although this is uncertain and could be managed by good practice). The reasonable alternative area sits between the Pitsea		Immediately south of the adjacent A127 is the Pippis Hill Lake which is classed as a Reservoir under the Reservoir Act 1975. The reasonable alternative is also located within Flood Risk Zones 2, 3a and 3b which cover the northern boundary of the Location. In addition, Basildon Brook runs north – south through area and Dunton Brook to the North, and there are pockets of land vulnerable to surface water flooding. Much of the land has therefore been classified	

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	<p>Basildon Sewage Treatments Works is the closest at 1km to the west.</p> <p>Policy PAD6 states that development must account for ground water vulnerability. It states pumping stations and sewers cross the area must be maintained. In addition, new on-site sewers are to be constructed to an adoptable standard, alongside investment in the downstream network.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in the PAD6 and compliance with core policies, development at this PAD6 area is likely to have a minor positive effect on this objective.</p>	+	<p>little existing sewage infrastructure within the area. The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in the reasonable alternative and compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.</p>	+	<p>network 1.6km to the south west), the Basildon Network (1km to the north west) and the South Benfleet Network (2km to the south east) all of which have capacity and consist of a combination of gravity combined foul and surface water sewers and pumped rising mains.</p> <p>The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in the reasonable alternative and</p>	+	<p>as Secondary A and Secondary Undifferentiated Superficial Aquifers by the Environment Agency and there is potential for localised water pollution during construction (although this is uncertain and could be managed by good construction practice).</p> <p>The closest sewage treatment works (Billericay Sewage Treatment Works) is located approximately 2.3km to the north.</p> <p>The reasonable alternative would be required to account for this ground water vulnerability. Furthermore, existing pumping stations and sewers in the area are to be maintained, in addition to the construction of new on-site sewers to an adoptable standard is required and investment in the downstream network.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary</p>	+

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					compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.		by proposed developments. As such, through the implementation of the requirements set out in the reasonable alternative and compliance with core policies, development at this reasonable alternative area is likely to have a minor positive effect on this objective.	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments	+

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		operation. As such, development at this PADC is likely to have a minor positive effect on this objective.		during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.		during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.		during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127, A132 and A13. It is expected that all can be mitigated.</p> <p>Policy PADC6 requires improvements must be provided to the local and strategic road network and pedestrian and cycling linkages to Pitsea Railway Station and Pitsea Town Centre, encouraging sustainable modes of transport and facilitating easy access to the existing urban edge.</p> <p>In addition, PADC6 plans for upgrades to Pound Lane/A127 as well as improvements to the existing residential roads within the area, improving safety and in line with Essex County Council Development Management Policies.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the</p>	-/?	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A132 and A13. It is expected that all can be mitigated.</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to encourage sustainable modes of transport and facilitate easy access to the existing urban edge. Improvements are also planned to increase highway capacity and improve the safety of residential roads.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development</p>	-/?	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127, A132 and A13. It is expected that all can be mitigated.</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to encourage sustainable modes of transport and facilitate easy access to the existing urban edge. Improvements are also planned to increase highway capacity and improve the safety of residential roads.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development</p>	-/?	<p>Transport modelling suggests that several junctions will be over-capacity, including along the A127 and A132. It is expected that all can be mitigated.</p> <p>Development to the north of Basildon would have significant impacts upon the western section of A127 and the A132, which are already nearing full capacity.</p> <p>Policy requires improvements to local and strategic road network and pedestrian and cycling linkages to encourage sustainable modes of transport and facilitate easy access to the existing urban edge. Improvements are also planned to increase highway capacity and improve the safety of residential roads.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the</p>	-/?

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		measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.		on the transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.		on the transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.		development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a minor negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 6: Education (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) Objective 13: Flood Risk (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (-/+?) Objective 3: Biodiversity (-/+?) Objective 11: Access to 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 6: Education (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (-/+?) Objective 3: Biodiversity (-/+?) Objective 11: Access to Services (++/-?) 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 6: Education (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (-/+?) Objective 3: Biodiversity (-/+?) Objective 11: Access to Services (++/-?) 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 6: Education (++) Objective 7: Housing (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?) Objective 13: Flood Risk (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (-/+?) Objective 3: Biodiversity (-/+?) Objective 11: Access to 	

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	<p>Services (+ +/-?).</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/--). <p>Recommendations</p> <ul style="list-style-type: none"> Further mitigation measures are required to reduce the risk of flooding in the centre of the PADC, principally along Pound Land and south of Burnt Mills Road. Specific mitigation measures should be put in place to protect the integrity and setting of the Grade II* listed building Church of All Saints on the eastern border of the PADC. Additional mitigation measures should be considered to conserve the quality, connect to and enhance the Local Wildlife Sites, SSSIs and international designations in close proximity to the PADC, to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. 		<ul style="list-style-type: none"> Objective 14: Climate Change (+ +/--). <p>Recommendations</p> <ul style="list-style-type: none"> Additional mitigation measures should be considered to conserve the quality of the SSSIs in close proximity to the reasonable alternative, to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. Given that the historic character and setting of the area is highly sensitive to change, further consideration might be given to how detailed design and layout of the significant development within the area might have a positive impact on the listed buildings and scheduled monument within close proximity. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. This is particularly important given the loss of Local Wildlife Sites through this alternative. Consideration should be given to enhance the remaining Local Wildlife Site and to provide contributions to nearby sites of nature conservation interest. 		<ul style="list-style-type: none"> Objective 14: Climate Change (+ +/--). <p>Recommendations</p> <ul style="list-style-type: none"> Specific mitigation measures should be put in place to protect the integrity and setting of the Grade II* listed building within close proximity to the reasonable alternative – the Church of All Saints. Additional mitigation measures should be considered to conserve the quality, connect to and enhance the SSSIs and international designations in close proximity to the reasonable alternative, all to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>Services (+ +/-?).</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/--). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. This is particularly important given the loss of Local Wildlife Sites through this alternative. Consideration should be given to enhance the remaining Local Wildlife Site and to provide contributions to nearby sites of nature conservation interest. 	

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>Policy PADC7 outlines the transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock. The PADC will act as an extensive green buffer at the landscape scale, between south Basildon and the neighbouring settlements of South Benfleet, Corringham and Canvey Island, preventing their coalescence.</p> <p>Furthermore, the work will include improvements to Wat Tyler Country Park supported by the development of PADC6: North East Basildon Urban Extension and a comprehensive network of footpaths, bridleways and cycleways improving the functionality of the green space and the connectivity between Castle Point, Thurrock and Basildon.</p> <p>In addition to policy PADC7, Core Policy CP9: Conservation and the Natural Environment will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11: Green Belt seeks to protect the green belt within the Borough, and Core Policy CP10: Green Infrastructure seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>It is therefore likely that PADC 7 will help to promote a landscape scale approach to enhancement in the Borough and provide a green buffer to the extensive development proposed, which will have a significant positive impact against this objective.</p>	++	<p>Without a coordinated approach to the significant environmental enhancements and land use changes planned for this important landscape it is likely that benefits for the Borough will not be maximised, resulting in piecemeal, minor positive effects for this objective. Moreover, these effects are likely to be less certain without area-based planning policy and active maintenance.</p> <p>As a minimum, Core Policy CP9: Conservation and the Natural Environment will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11: Green Belt seeks to protect the green belt within the Borough, and Core Policy CP10: Green Infrastructure seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The archaeological character of the PADC is defined by exploitation of the marshland environment which has been identified from the Late Iron Age period to the present day.</p> <p>There are relatively few heritage assets within the PADC. The Grade II* listed Church of St Margret and Grade II Pitsea Hall and Little Coopers Cottage are located to the north of the area. There are two World War II structures to the south outwith the Borough Boundary, both of which are Scheduled Monuments – a bomb decoy on Fobbing Marshes and a heavy anti-aircraft gun site. In addition, there are also extensive remains and earthworks relating to the explosives factory.</p> <p>As a Nature Improvement Area it is likely that the area will offer more protection, both at the landscape and site scale, helping to conserve the setting and integrity of visible and undiscovered heritage assets within the area, with minor positive effects against this objective.</p> <p>In addition to policy PADC7, Core Policy CP12: Historic Environment states all development must conserve or enhance the Borough's historic</p>	+	<p>Without the regeneration of the area as a Nature Improvement area, it is likely that the conservation of both landscape and site scale heritage assets will be less certain with potential for development within the area.</p> <p>As a minimum, Core Policy CP12: Historic Environment states all development must conserve or enhance the Borough's historic environment.</p> <p>Overall, the effects of not including the area within the Greater Thames Marshes Nature Improvement Area are uncertain.</p>	?

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	environment.			
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>Policy PADC7 outlines the transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock, which is likely to have significant positive effects against this objective.</p> <p>Opportunities to protect, enhance and restore nationally valuable habitats and increase the populations of priority species are to be promoted in the marshes. Specific measures include improvements to the Wat Tyler Country Park supported by development in PADC6: North East Basildon Urban Extension; Pitsea Landfill Site being closed as a waste management facility and being recontoured and restored into a new, publicly accessible nature reserve by 2031; and Vange Marshes being transformed into a sustainable wetland wildlife community.</p> <p>Policy PADC7 also states that these changes, and the future long term management of this area, will be supported by the Council working in partnership with the public, private and voluntary sectors and through the Local Plan Core Strategy and Sites Allocation and Development Management DPD.</p> <p>In addition to policy PADC7, Core Policy CP9: Conservation and Natural Environment seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>Overall, the plans outlined in policy PADC7 are likely to have a significant positive effect against this objective.</p>	++/?	<p>Without the incorporation of the area within Greater Thames Marshes Nature Improvement Area (NIA) and the protection, regeneration and enhancement of the marshes as outlined in policy PADC7, it is likely that the South Essex marshes will be more at risk from the indirect adverse effects associated with the construction of up to 16,000 dwellings within the Borough of Basildon, as well as similar construction programs within the neighbouring Boroughs in Essex. More dwellings within the area will result in an increase in population and thus more visitors to the marshes, which is likely to have adverse effects against this objective.</p> <p>As a minimum, Core Policy CP9: Conservation and the Natural Environment seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>Overall the effects of not incorporating the area within the Greater Thames Marshes Nature Improvement Area are likely to be minor but negative in the medium to long term. However, these adverse effects are uncertain until the effectiveness of existing and ongoing conservation and enhancement programmes are known.</p>	-/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>Policy PADC7 outlines the transformation of the South Essex Marshes. Specific projects include improvements to the Wat Tyler Country Park supported by development in PADC6; Pitsea Landfill Site being closed as a waste management facility and being recontoured and restored into a new, publicly accessible nature reserve by 2031; and Vange Marshes being transformed into a sustainable wetland wildlife community. Policy PADC7 also states that the transformation of the marshes will include a comprehensive network of footpaths, bridleways and cycleways, improving the connectivity to the urban areas of Basildon, Castle Point and Thurrock.</p> <p>All of these new and improved facilities are likely to result in the area becoming a more appealing destination for local residents living in the Borough and tourists from further afield, which will bring investment and new income in to the area with minor positive effects against this objective.</p>	+	<p>Without the plans outlined in policy PADC7 there could be less investment in the South Essex Marshes, resulting in less opportunity to generate income from the area through new and improved facilities and services in the area.</p> <p>As such, the effect of not carrying-out the measures outlined in policy PADC7 is likely to be negligible on this objective.</p>	0
5. Ensure the Borough's Town Centres are	<p>Policy PADC7 will include a comprehensive network of footpaths, bridleways and cycleways improving the connectivity between Castle Point, Thurrock</p>	+	<p>Without plans for a comprehensive network of footpaths, bridleways and cycleways improving the connectivity between Castle Point,</p>	0

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	promoted as sustainable locations for living, retail, leisure and related commercial development.	and Basildon, with minor positive effects against this objective.		Thurrock and Basildon, there is likely to be no effect against this objective.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Policy PADC7 outlines the transformation of the South Essex Marshes. Specific projects include improvements to the Wat Tyler Country Park supported by development in PADC6: North East Basildon Urban Extension; Pitsea Landfill Site being closed as a waste management facility and being recontoured and restored into a new, publicly accessible nature reserve by 2031; and Vange Marshes being transformed into a sustainable wetland wildlife community. Policy PADC7 also states that the transformation of the marshes will also include a comprehensive network of footpaths, bridleways and cycleways, improving the connectivity to the urban areas of Basildon, Castle Point and Thurrock.</p> <p>New and improved local wildlife reserves and the access routes to them will give local schools more opportunity to visit the area and to learn about the value of nature.</p> <p>In addition to policy PADC7, Core Policy 7: Supporting and Sustaining the Local Economy states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, it is likely that the PADC will have a minor positive effect against this objective.</p>	+	<p>Without the plans outlined in policy PADC7 there will be fewer facilities and access routes to the South Essex Marshes, resulting in less local opportunities for schools to teach their students about the value of nature in the Thames Estuary. However, the existing facilities are unlikely to degrade in the short to medium term.</p> <p>As a minimum, Core Policy 7: Supporting and Sustaining the Local Economy states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, there is likely to be a negligible effect against this objective.</p>	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to	<p>The provision of new dwellings within PADC7 is not outlined with policy PADC7. Therefore, the PADC will have a negligible effect against this objective.</p> <p>However, if the regeneration plans within PADC7 were to include new dwellings, the following Core Policies would have to be met: Core Policy 3: Affordable Housing requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to</p>	0	<p>Without the plans outlined in policy PADC7 it is likely that there would be more opportunity to construct new dwellings within the area. However, given the ecological value of the area and its close proximity to international, national and local nature designations, new residential development is likely to be insignificant in scale and quantity, thus having a negligible impact against this objective.</p> <p>As a minimum, the following Core Policies would have to be met: Core</p>	0

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	help those in most need locally.	providing 5,760 affordable homes across the Borough within the plan period; Core Policy 4: Housing Mix requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.		Policy 3: Affordable Housing requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period; Core Policy 4: Housing Mix requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>Policy PADC7 outlines the transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock. Policy PADC7 also states that the transformation of the marshes will include a comprehensive network of footpaths, bridleways and cycleways. Such facilities will give local residents and tourists the opportunity to be more active and connect with nature, which could have a significant positive effect on physical fitness levels in the Borough and potentially on mental health.</p> <p>In addition to the indirect benefits of PADC7 on this objective, Core Policy CP17: Health and Wellbeing supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p>	++	<p>Without the plans outlined within policy PADC7 there is would be less formalised facilities within the area to accommodate physical activities such as, walking, running, cycling and horse riding and less opportunity to connect with nature, resulting in fewer health benefits for local residents and tourists. However, the existence of a significant expanse of green space with some existing PRoW mean that the area is likely to still have a minor positive effect against this objective.</p> <p>As a minimum, Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p>	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The plans outlined in policy PADC7 are unlikely to have an effect on community safety and crime rates. Therefore, there is likely to be a negligible effect against this objective.</p> <p>In addition to policy PADC7, Core Policy CP13: Design and the Built Environment states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p>	0	<p>The removal of plans to conserve, and enhance the South Essex marshes is unlikely to have any effect on community safety and crime rates. Therefore, there is likely to be a negligible effect against this objective.</p> <p>As a minimum, Core Policy CP13: Design and the Built Environment states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p>	0
10. Regenerate and renew disadvantaged areas where people live or work in the	The South Essex Marshes located within the Borough of Basildon are identified as being relatively un-deprived (40-60% least deprived). The remaining 40% of the land area is considered to be deprived at between 20-40% deprived nationally. Further north, on the other side of the railway line are some of the most deprived area within the Borough and nationally (0-20%). Therefore, the regeneration and enhancement of the South	+	The removal of plans to conserve, and enhance the South Essex marshes is not likely to affect deprivation levels within the area, or indeed those areas within the immediate vicinity; however, regeneration may be less likely to come forward. Therefore, the removal of the plans outlined within policy PADC7 is likely to have a	0

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
Borough.	Essex Marshes is likely to have a minor positive effect on this objective.		negligible effect against this objective.	
11. Improve accessibility to and enhance local services and facilities.	Policy PADC7 will include a comprehensive network of footpaths, bridleways and cycleways improving the connectivity between Castle Point, Thurrock and Basildon. The new sustainable transport links will make it easier for local residents within the adjoining communities to access neighbouring facilities and services, as well as access the new and improved facilities and services developed within the South Essex marshes. It is therefore likely that PADC7 will have a minor positive effect against this objective.	+	Without plans for a comprehensive network of footpaths, bridleways and cycleways improving the connectivity between Castle Point, Thurrock and Basildon, the existing communities will still be able to use the existing PRoW with negligible effects against this objective.	0
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.	Policy PADC7 outlines plans to cap and restore the Pitsea Landfill Site turning it in to a new, publicly accessible nature reserve by 2031. The reuse of this soon to be redundant land is likely to have a minor positive effect against this objective. In addition to policy PADC7, Core Policy CP14: Environmental Quality seeks to make the best use of brownfield land which will ensure the previously developed land within the area is used to its maximum potential.	+	It is likely that the restoration of Pitsea Landfill would happen in the absence of the policy as it is assumed to form part of the overall permission to work the site.	+
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	Policy PADC7 outlines the transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock. The future long term management of the area is to be supported by the Council working in partnership with the public, private and voluntary sectors and through the Local Plan Core Strategy and Sites Allocation and Development Management DPD. In addition to the other benefits of regeneration and enhancement of the marshes, the PADC will act as an extensive, actively managed barrier to coastal flooding in the Borough, helping to reduce the risk of flooding in neighbouring urban areas. A managed marsh is therefore likely to have a significant positive effect against this objective. In addition to policy PADC7, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.	++	The removal of the plans outlined in policy PADC7 to actively manage and enhance the ecological value of the South Essex marshes is likely to result in area being left to nature. The South Essex marshes would still play an important role as a barrier to coastal flooding; however no area-based plans to actively manage this barrier are likely to prevent the maximisation of the marsh as a robust, natural flood defence, with only minor positive effects against this objective, and introducing some uncertainty as to its long term integrity as a coastal flood defence. As a minimum, Core Policy CP16: Flood Risk Management seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.	+?
14. Reduce the local contribution to	The transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock is likely to have a mixed effect against this	++/-/?	Without the new and improved Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock, the South Essex marshes are likely to be less attractive as a	+/-/?

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>objective. The creation of a comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways, improving the functionality of the green space and connectivity between Castle Point, Thurrock and Basildon, is likely to have a minor positive effect against this objective. In addition, the active management of the habitats within the South Essex marshes is likely to result in an increase in biodiversity within the area, increasing the ability of the area to act as a carbon sink, which helps to reduce the overall carbons emissions of the Borough, with minor positive effects against this objective. The sum of these minor positive effects are likely to result in a significant positive effect overall. However, the creation of a new and improved 'destination' for local residents and tourists could result in increases in road traffic to access the South Essex Marshes, resulting in more carbon emissions and a minor negative effect against this objective. These effects are somewhat uncertain – minor negative effects could be mitigated by improving sustainable transport links to Pitsea Railway Station from the marshes; furthermore, the marshes my not be as popular as envisaged, generating less road traffic than anticipated. In addition to policy PADC7, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p>		<p>'destination' for tourists and local residents, resulting a reduction in travel, principally road traffic, to the area and a reduction in carbon emissions. However, without PADC7, there would be no comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways. However, without the framework the area may be less actively managed, including management of the area to adapt to and mitigate the effects of climate change. This is, however, uncertain. As a minimum, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area. As such, the reasonable alternative is likely to have a mixed (minor positive and minor negative), uncertain effect against this objective.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>The transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock is likely to have a mixed effect against this objective. The creation of a comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways, improving the functionality of the green space and connectivity between Castle Point, Thurrock and Basildon, is likely to reduce air pollution and noise with minor positive effects against this objective. In addition, the active management of the habitats within the South Essex marshes is likely to result in an increase in biodiversity within the area, increasing the ability of the area to filter out pollutants from the neighbouring strategic route ways, such as the A13, helping to reduce noise and improve air quality further, with further minor positive effects. The sum of these minor positive effects are likely to result in a significant positive effect overall.</p>	<p>++/-/?</p>	<p>Without the new and improved Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock, the South Essex marshes could be less attractive as a 'destination' for tourists and local residents, resulting a reduction in travel, principally road traffic, to the area and a reduction in noise pollution and improvements in local air quality. However, without PADC7, there would be no comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways. Furthermore, less active management of the habitats in the South Essex marshes is likely to reduce the ability of the ecosystem to filter localised pollutants from strategic route ways, such as noise and air pollution from the A13, resulting in minor negative effects against this objective. As a minimum, Core Policy CP14: Environmental Quality states new development should contribute positively to maintaining/improving air</p>	<p>+/-</p>

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>However, the creation of a new and improved 'destination' for local residents and tourists could result in increases in road traffic to access the South Essex Marshes, resulting in more noise and air quality issues within the immediate vicinity of the marshes, particularly along the A13 and B1464, with minor negative effects against this objective. These effects are somewhat uncertain – minor negative effects could be mitigated by improving sustainable transport links to Pitsea Railway Station from the marshes; furthermore, the marshes may not be as popular as envisaged, generating less road traffic than anticipated.</p> <p>In addition to policy PAD7, Core Policy CP14: Environmental Quality states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy 19: Transport Infrastructure requires development to minimise the negative impacts of transport, including air and noise pollution, by requiring developers to implement Travel Plans, through the implementation of demand management measures, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p>		<p>quality within the Borough and that noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy 19: Transport Infrastructure requires development to minimise the negative impacts of transport, including air and noise pollution, by requiring developers to implement Travel Plans, through implementation of demand management measures, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>As such, the reasonable alternative is likely to have a mixed (minor positive and minor negative) effect against this objective.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>Policy PAD7 is likely to have a minor positive effect against this objective. Plans to cap and restore the Pitsea Landfill Site turning it in to a new, publicly accessible nature reserve by 2031 are likely to reduce the risk of leachate entering the groundwater around the landfill site, with minor positive effects.</p> <p>Furthermore, the connecting, conservation and enhancement of the South Essex marshes will help to improve biodiversity and the ability of the habitats to filter pollutants out of the water, with minor positive effects.</p> <p>In addition to policy PAD7, Core Policy CP14: Environmental Quality requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20: Developer Contributions seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by proposed developments.</p>	+	<p>Without the plans outlined in policy PAD7, it is likely that the South Essex marshes will perform less of a role in improving water quality in the Borough. However, it is unlikely that leachate from the decommissioned landfill site will reach dangerous levels due to other protections and regulations in place.</p> <p>As a minimum, Core Policy CP14: Environmental Quality requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20: Developer Contributions seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, the reasonable alternative is likely to have a negligible effect against this objective.</p>	0
17. Adopt building	Policy PAD7 outlines the transformation of the vast marshland into a		The removal of the plans outlined in policy PAD7 to actively manage	

SA objective	PADC 7: South Essex Marshes			
	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock.</p> <p>The future long term management of the area is to be supported by the Council working in partnership with the public, private and voluntary sectors and through the Local Plan Core Strategy and Sites Allocation and Development Management DPD.</p> <p>The connection, enhancement and regeneration of the South Essex marshes is likely to improve the extent, integrity and management of a valuable barrier to coastal flooding in the Borough, helping to reduce the risk of flooding in neighbouring urban areas and helping the Borough to adapt to one of the principle adverse impacts of climate change – sea level rise. Furthermore, improving the extent, integrity and biodiversity of the marshes is likely to result in new and improved green infrastructure within the marsh and across the Borough, helping to combat against the urban heat island effect, and contributing to the reduction of rising summer temperatures in the Borough. A managed marsh is therefore likely to have a significant positive effect against this objective.</p> <p>In addition to policy PADC7, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16: Flood Risk Management also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, the PADC is likely to have a significant positive effect on this objective.</p>	++	<p>and enhance the ecological value of the South Essex marshes is likely to result in area being left to nature. The South Essex marshes would still play an important role as a barrier to coastal flooding and sea level; however no area-based plans to actively manage this barrier could prevent the proper management of the marsh as a robust, natural flood defence, with only minor positive effects against this objective, and introducing some uncertainty as to its long term integrity as a coastal flood defence. Furthermore, the removal of the plans would result in fewer opportunities to protect, enhance and restore nationally valuable habitats, reducing the expansion of green infrastructure and its contribution to the reducing rising summer temperatures in the Borough.</p> <p>As a minimum, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16: Flood Risk Management also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective, with some uncertainty.</p>
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>Beyond securing a more positive long-term legacy for the decommissioned Pitsea Landfill site, the plans outlined in policy PADC7 are unlikely to have an effect on sustainable waste management. Therefore, there is likely to be a negligible effect against this objective.</p> <p>In addition to policy PADC7, Core Policy CP14: Environmental Quality requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p>	0	<p>The removal of plans to conserve, and enhance the South Essex marshes is unlikely to have any effect on sustainable waste management. Therefore, there is likely to be a negligible effect against this objective.</p> <p>As a minimum, Core Policy CP14: Environmental Quality requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p>	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to	<p>New visitors to the complex of nature reserves could exacerbate congestion problems e.g. along the A13 and A132. There is uncertainty as there may be potential for mitigation to reduce the level of impact.</p> <p>The creation of a new and improved 'destination' for local residents and tourists is likely to result in increases in road traffic to access the South Essex Marshes e.g. along the A13 and A132, resulting in more carbon emissions, congestion and a minor negative effect against this objective. These effects are somewhat uncertain – minor negative effects could be</p>	-/?	<p>Without the new and improved Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock, the South Essex marshes are likely to be less attractive as a 'destination' for tourists and local residents, resulting a reduction in travel, principally road traffic, e.g. along the A13 and A132, to the area and therefore a reduction in road traffic. However, without PADC7, there would be no comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways, which is</p>	?

PADC 7: South Essex Marshes				
SA objective	PADC 7		Reasonable Alternative: Removal of this area	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	sustainable locations.	<p>mitigated by improving sustainable transport links to Pitsea Railway Station from the marshes; the marshes may not be as popular as envisaged, generating less road traffic than anticipated; or the creation of a comprehensive network of sustainable transport links, i.e. footpaths, bridleways and cycleways, improving the functionality of the green space and connectivity between Castle Point, Thurrock and Basildon, could encourage enough people to travel to the area more active and sustainable modes of transport, reducing traffic congestion.</p> <p>As such, the transformation of the vast marshland into a complex Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater Thurrock is likely to have a minor negative effect against this objective, with some uncertainty.</p>		<p>likely to have a minor negative effect against this objective. It is, however, uncertain, how many people will continue to visit the marshes in their existing state. Furthermore, the extent and diversity of existing sustainable transport links within the marshes is unknown. As such, the reasonable alternative's effects on this objective are currently unknown.</p>
Summary of Significant Effects	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (++) Objective 3: Biodiversity (++) Objective 8: Health and Well Being (++) Objective 13: Flood Risk (++) Objective 17: Climate Change Adaptation: (++) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (++)/-?) Objective 15: Pollution (++)/-?) <p>Recommendations</p> <ul style="list-style-type: none"> The minor negative effects associated with increased road traffic to and from the new and improved South Essex marshes could be mitigated by improving sustainable transport links to Pitsea Railway Station from the marshes. The active management of the marshes could generate a significant and reliable stream of waste biomass, which could be used to generate renewable heat, with minor positive effects for objective 14. 		<p>No significant effects. No recommendations.</p>	

SA objective	PADC 8: Wickford Town Centre			
	PADC 8		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>This PADC is located on brownfield land which includes Wickford Market public square and is expected to deliver a substantial redevelopment of Wickford town centre, including 50 dwellings, 1,000m² of A1 food store floorspace, 6,300m² of comparison floorspace, a refurbished swimming pool and a new High Street market, gym, car parking, landscaping and enhanced public realm. Redevelopment of the town centre will be delivered by 2031. Although it is not explicitly stated in the policy, it is assumed that development at this PADC will come forward in phases. Furthermore, the PADC also requires developments to implement appropriate management strategies during construction to minimise visual impact. This will reduce the adverse visual effects which are likely to occur during the construction period.</p> <p>One of the key objectives of this PADC is to promote the viability and vitality of Wickford town centre through meeting modern needs and expectations of its residents/ users. To achieve this, development will be required to provide new civic space/ enhanced public realm, provide sustainable highway networks and consider the wider landscape with regards to the provision of high quality landmark/ gateway buildings.</p> <p>In addition to the requirements within the PADC, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Overall, during the short-term, development at this PADC is likely to have an uncertain minor adverse effect as a result of construction works. In the long-term, development at this PADC is likely to have a significant positive effect on this objective due to the delivery of a high quality environment.</p>	++/-/?	<p>Development at this alternative will be located on brownfield land which includes Wickford Market public square. Development will come forward when the market permits which could result in a piece-meal development with little or no coordination between the individual proposals. Construction works per development may be smaller, however, more of them may commence/run at the same time resulting in a town centre dotted with construction hoardings, plant and machinery. As the market decides, this may determine the size of buildings which could influence design. Furthermore, individual proposals will employ different design rationales which could subsequently leave Wickford town centre with a mixture of designs and no collective local distinctiveness.</p> <p>However, Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough. Policy CP10 also seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>Although the above core policies will seek to mitigate and prevent individual developments which will have an unacceptable effect on the landscape, letting the market decide is likely to result in a piece-meal redevelopment of Wickford town centre which is considered to have an uncertain minor adverse effect on this objective.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The PADC is located within the 'Wickford Historic Environment Characterisation Area' (HECA 6) which encompasses the historic core of the town and the modern urban extensions. The historic core is very small and little now survives. The Historic Environment Zones the PADC is located within are considered to have 'limited sensitivity to change' due to modern development. However, the road layout relating to the plotlands is well preserved and is sensitive.</p> <p>There are a number of Roman, Saxon and medieval sites or find-spots, one archaeological find area and one Grade II listed structure located within the PADC. One additional Grade II listed building is located on the western boundary of the PADC and a further three additional Grade II listed buildings are located within 600m of the PADC to the east and north. The listed structure within the PADC is a late 18th Century</p>	+/-	<p>The alternative is located within the 'Wickford Historic Environment Characterisation Area' (HECA 6) which encompasses the historic core of the town and the modern urban extensions. The historic core is very small and little now survives. The Historic Environment Zones the alternative is located within are considered to have 'limited sensitivity to change' due to modern development. However, the road layout relating to the plotlands is well preserved and is sensitive.</p> <p>There are a number of Roman, Saxon and medieval sites or find-spots, one archaeological find area and one Grade II listed structure located within the alternative. One additional Grade II listed building is located on the western boundary of the alternative and a further three additional Grade II listed buildings are located within 600m of the alternative to the east and north. The listed structure within the</p>	-/?

SA objective	PADC 8: Wickford Town Centre			
	PADC 8		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>milestone which provides the distance to London, Southend, Rayleigh and Billericay.</p> <p>Development at this PADC will be required to explore the possible improvement of links to Wickford Memorial Park which is to the north of the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>It is therefore considered that development at this PADC will have a mixed effect on this objective as there will be a substantial alteration to the original town centre design; however, it is noted that the centre holds limited sensitivity to change. It is also noted that development will provide the opportunity to conserve and, if possible, enhance the setting of the listed buildings/ structure within and outwith the PADC.</p>		<p>alternative is a late 18th Century milestone which provides the distance to London, Southend, Rayleigh and Billericay. Noak Bridge Conservation Area is located approximately 5.5km to the west of the alternative.</p> <p>As development will come forward when the market decides, most likely a piece-meal fashion, individual proposals will have to take into account historic assets mentioned above and their settings. However, it is difficult to predict with any certainty that the market will seek to retain the existing listed structure within the alternative.</p> <p>However, Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>As such, development through this alternative is likely to have an uncertain minor adverse effect on this objective as the location has limited sensitivity to change, development will be required to comply with Core Policy CP12 and it is unlikely that development within this alternative will require the removal of the Grade II listed structure. Although, this is uncertain.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The PADC is located within a number of protected species alert areas and is within 100m of Wickford Riverside Local Wildlife Site (which includes Hedgerow and Lowland Meadows UK BAP Habitats). The PADC is also located approximately 3.8km south west of Crouch and Roach Estuaries SAC, SPA and Ramsar. There is no Ancient Woodland within close proximity or any SSSIs within 2km of the PADC.</p> <p>Development at this PADC will be required to undertake protected species surveys and any necessary corresponding mitigation, including offsite mitigation to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity. Development should also include public realm enhancements which may include the provision of green infrastructure, have regard to the Crouch and Roach Estuaries SAC, SPA and Ramsar and consider/ respect all Tree Preservation Orders within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Overall, it is considered that development at this PADC will have a minor positive effect on this objective as there will be no net loss of biodiversity as a result of development and will provide public realm enhancements which could be ecologically beneficial. However, this is uncertain.</p>	+/?	<p>The alternative is located within a number of protected species alert areas and is within 100m of Wickford Riverside Local Wildlife Site (which includes Hedgerow and Lowland Meadows UK BAP Habitats). The alternative is also located approximately 3.8km south west of Crouch and Roach Estuaries SAC, SPA and Ramsar. There is no Ancient Woodland within close proximity or any SSSIs within 2km of the alternative.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets outwith the Borough's boundaries.</p> <p>Letting the market decide is likely to have a negligible effect on this objective as there are no designated assets within the location. Core Policy CP9 will protect Wickford Riverside Local Wildlife Site and Crouch and Roach Estuaries SAC, SPA and Ramsar from development as well as ensuring protected species are suitably protected during construction and operation through the implementation of appropriate mitigation measures, if necessary. Although, this is uncertain.</p>	0/?
4. Achieve sustainable levels of	<p>The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for 1,003m² of convenience retail floorspace and 6,358m² of comparison floorspace within Wickford town centre up to</p>		<p>The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for 1,003m² of convenience retail floorspace and 6,358m² of comparison floorspace within Wickford town centre up to</p>	

SA objective	PADC 8: Wickford Town Centre			
	PADC 8		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	prosperity and economic growth to stimulate economic regeneration.	<p>2026. The Topic Paper also supports the need for a superstore (>2,500m²) which may be required to facilitate investment.</p> <p>Development at this PADC seeks to promote the viability and vitality of Wickford town centre by providing up to 6,300m² of comparison floorspace and 1,000m² of A1 food store floorspace. Although the PADC will provide a food store, it is half of the suggested size which may be required to stimulate investment and lacks any provision of convenience floorspace. However, the PADC will provide the required amount of comparison floorspace as stated in the Topic Paper.</p> <p>Development will also be required to ensure local businesses/people are employed during the construction period and small and medium-sized enterprises within the town centre are supported.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>2026. The Topic Paper also supports the need for a superstore (>2,500m²) which may be required to facilitate investment.</p> <p>Development through this alternative will be determined by the market and it is unlikely that piece-meal development will deliver the required needs. As such, development through this alternative is likely to have an uncertain minor adverse effect on this objective.</p>
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>The Town Centres and Retail Topic Paper sets out the needs for Wickford Town Centre which development at this PADC will significantly contribute to. The PADC will also provide 50 dwellings ensuring new residents are in close proximity to existing and new services.</p> <p>In addition to the requirements of the PADC, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure Wickford town centre is promoted for sustainable development.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>The Town Centres and Retailing Topic Paper (February 2012) states there is an identified need for 1,003m² of convenience retail floorspace and 6,358m² of comparison floorspace within Wickford town centre up to 2026. The Topic Paper also supports the need for a superstore (>2,500m²) which may be required to facilitate investment.</p> <p>It is not possible to predict with any certainty if the level of development which comes forward through this alternative will meet the needs of the Topic Paper.</p> <p>However, Core Policy CP8 will ensure that existing town centres will be the focus of new retail, commercial, leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy. This will ensure that any development coming forward is assessed in line with this hierarchy.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect on this objective.</p>	+/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>It is unclear whether the existing primary schools with easy walking distance of the PADC have capacity for additional pupils. However, development at this PADC will be required to provide financial contributions to enlarge existing primary schools in the priority admission area; utilise the local labour market during the construction period and promote training and apprenticeship schemes in partnership with local businesses and South Essex Council.</p> <p>Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p>	+	<p>It is unclear whether the existing primary schools with easy walking distance of this alternative have capacity for additional pupils.</p> <p>However, Core Policy CP7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards</p>	+/?

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Finally, Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Development at this PADC is likely to have a minor positive effect on this objective as it will secure financial contribution to expand local primary schools and ensure the use of the local labour market/apprenticeships during construction and operation.</p>		<p>providing new facilities.</p> <p>As such, development through this alternative is likely to have an uncertain minor positive effect (as it is uncertain what sort of development will come forward) on this objective as new development will be required to comply with core policies CP7 and CP8.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development at this PADC will deliver up to 50 dwellings which will have a slight positive effect on the Borough's overall objectively assessed housing need (16,000 homes).</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>It is not possible to predict with any certainty if development through this alternative will provide any dwellings or increase the affordable housing provision within the Borough.</p> <p>Core Policy CP3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy CP4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>Therefore, as it is not possible to predict if any dwellings will come forward through this alternative, this alternative is likely to have an uncertain negligible effect on this objective.</p>	0/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of this PADC will not directly influence health inequality, mortality rates or fuel poverty. However, development at this PADC will be required to provide improved health facilities through contributions received from PADCs 9-12.</p> <p>Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, Core Policy CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>As such, development at this PADC will have a minor positive effect on this objective with some uncertainty recognising the reliance on delivery of PADCs 9-12 to provide contributions to improved health facilities.</p>	+/?	<p>The location of this alternative will not directly influence health inequality, mortality rates or fuel poverty. Furthermore, it is not possible to predict with any certainty the type of development which will come forward through this alternative, or if any financial contributions will be required to assist in the provision of health care facilities. It is also considered that piece-meal development is less likely to deliver a balanced mix of uses which can contribute to healthy communities.</p> <p>However, Core Policy CP17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, Core Policy CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>As such, development through this alternative is likely to have an</p>	0/?

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			uncertain negligible effect on this objective as it is not possible to predict with any certainty that health benefits will be delivered through piece-meal development.	
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The location of this PADC is expected to have a significant positive effect on this objective as one of the key objectives of this PADC is to promote the vitality and viability of Wickford town centre by creating a place where people are attracted to live, work, study, relax, visit and invest. To meet this objective, development at this PADC will provide 50 dwellings, 1,000m² of A1 food store, 6,300m² of comparison floorspace, refurbished swimming pool and a new High Street market, gym, car parking, landscape and enhanced public realm.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development at this PADC is likely to have a significant positive effect on this objective.</p>	++	<p>All development within this alternative is considered to contribute to creating sustainable vibrant communities through the regeneration of the area. However, large-scale coordinated regeneration is more likely deliver significant positive impacts.</p> <p>Furthermore, Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective. Although this is uncertain.</p>	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>This PADC is located within an area defined as not deprived (60-80%) whilst the areas surrounding the PADC are considered to be deprived (40-60%) and least deprived (0-20%).</p> <p>Development at this PADC will be required to provide a number of key services including 7,300m² of retail floorspace, healthcare facilities, a refurbished swimming pool, a gym, public realm enhancements and financial contributions to existing primary schools in priority admissions areas that serve the town centre. As such, there is potential to further reduce the existing levels of deprivation within the PADC and its locality.</p> <p>It is therefore considered likely that development at this PADC will have a minor positive effect on this objective as development will renew and regenerate an existing area.</p>	+	<p>This alternative is located within an area defined as not deprived (60-80%) whilst the areas surrounding the alternative are considered to be deprived (40-60%) and least deprived (0-20%).</p> <p>As such, any development through this alternative could contribute to reducing levels of deprivation within the alternative and its locality. However, piece-meal development is less likely to deliver significant effects.</p> <p>It is therefore considered likely that development through this alternative will have a minor positive effect on this objective as development will renew and regenerate an existing area.</p>	+
11. Improve accessibility to and enhance local services and facilities.	<p>The PADC is located within Wickford town centre, which includes Wickford Market public square. It is unclear if this open space will be replaced/ relocated as a result of development at this PADC. Within easy walking distance of the PADC there are 12 open spaces (including one urban park/ country park, one outdoor sports facility, three education fields, one natural/semi-natural green space, one allotment/ community garden and five amenity green spaces) four primary schools, one indoor leisure facility and two health care facilities. There are no secondary schools or local centres within easy walking distance of the PADC. Within the PADC and within easy walking distance there are a number PROW and bus stops which will provide new residents/ users with the option of travelling</p>	++/-/?	<p>This alternative is located within Wickford town centre, which includes Wickford Market public square. Within easy walking distance of the alternative there are 12 open spaces (including one urban park/ country park, one outdoor sports facility, three education fields, one natural/semi-natural green space, one allotment/ community garden and five amenity green spaces) four primary schools, one indoor leisure facility and two health care facilities. There are no secondary schools or local centres within easy walking distance of the alternative. Within the alternative and within easy walking distance there are a number PROW and bus stops which will provide new residents/ users with the option of travelling sustainably to facilities outwith easy walking</p>	?

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		<p>sustainably to facilities outwith easy walking distance. A railway station is also located within the PADC.</p> <p>Development at this PADC will be required to provide 50 dwellings, 1,000m² of A1 food store, 6,300m² of comparison floorspace, refurbished swimming pool and a new High Street market, gym, car parking, landscape and enhanced public realm. Financial contributions will also be required to support existing primary schools in the priority admission area and improved health facilities will be delivered through financial contributions secured from PADCs 9-12.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, taking into account the potential replacement/ relocation of existing open space onsite, the proximity of existing facilities and the provision of new facilities /financial contributions to support expansion of existing services, it is considered development at this PADC will have an uncertain significant mixed effect on this objective.</p>		<p>distance. A railway station is also located within the alternative.</p> <p>It is unclear if the existing open space located within this alternative will be removed as a result of piece-meal development and whether individual developments would be able to provide extensive new and enhancements to existing facilities.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>Although Core Policy 18 seeks to resist and enhance local facilities, it is not possible to predict with any certainty if facilities will be safeguarded or provided/ enhanced. As such, development through this alternative is likely to have an uncertain effect on this objective.</p>
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.	<p>This PADC is located within Wickford town centre and is assumed to be wholly brownfield land. As such, development at this PADC will be more efficient than development on greenfield land. Furthermore, this PADC will deliver 50 dwellings in a town centre location as opposed to a Green Belt location.</p> <p>In addition to the location of the PADC on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this PADC is used to its maximum potential.</p> <p>There is no indication that development at this PADC will take advantage of reclaimed materials.</p> <p>It is therefore considered that development at this PADC will have a minor positive effect on this objective.</p>	+	<p>This alternative is located within Wickford town centre and is considered to be wholly brownfield land. As such, development at this alternative will be more efficient than development on greenfield land.</p> <p>In addition to the location of the alternative on brownfield land, Core Policy CP14 seeks to make the best use of brownfield land which will ensure the brownfield land within this alternative is used to its maximum potential.</p> <p>It is uncertain if reclaimed materials will be used during any development through this alternative.</p> <p>It is therefore considered that development through this alternative will have an uncertain minor positive effect on this objective.</p>	+/?
13. Minimise the risk of flooding and the detriment to public health,	<p>The River Crouch runs through the centre of Wickford town centre and as such, land immediately adjacent to the river lies within Flood Zone 3b. There are also additional pockets of Flood Zone 3a within the PADC.</p> <p>Approximately two thirds of the PADC is also located within Flood Zone 2</p>	0	<p>The River Crouch runs through the centre of Wickford town centre and as such, land immediately adjacent to the river lies within Flood Zone 3b. There are also additional pockets of Flood Zone 3a within the alternative.</p>	0

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	<p>domestic and commercial property and the natural environment flood events can bring.</p>	<p>and the western area of the PADC is located within a Critical Drainage Area. In addition to this, approximately four fifths of the PADC is considered to be at risk of surface water flooding and the western area of the PADC is located within a Potential Surface Water Flooding Hotspot.</p> <p>The PADC acknowledges the risk posed by fluvial and surface water flooding and requires development to manage flood risk in accordance with the Strategic Flood Risk Assessment and South Essex Surface Water Management Plan and agreed with the Water Authority, Environment Agency and the Lead Local Flood Authority.</p> <p>In addition to the requirements of the PADC, Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account the measures development will be required to implement to prevent flood risk on or off site and compliance with Core Policy CP16, it is considered that development at this PADC will have a negligible effect on this objective.</p>		<p>Approximately two thirds of the alternative is also located within Flood Zone 2 and the western area of the alternative is located within a Critical Drainage Area. In addition to this, approximately four fifths of the alternative is considered to be at risk of surface water flooding and the western area of the alternative is located within a Potential Surface Water Flooding Hotspot.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Taking into account development's compliance with Core Policy CP16, it is considered that development at this alternative will have a negligible effect on this objective.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>This PADC is located within Wickford town centre which includes one public space, a railway station and a number of PROW and bus stops. Within easy walking distance there are four key services.</p> <p>Development at this PADC will be required to provide a number of key services including employment, a refurbished swimming pool, a gym, open space, healthcare facilities and financial contributions to expanding the surrounding primary schools. Development will also be required to provide improvements to public transport facilities thus reducing the reliance on the car. However, development will also be required to provide new car parking and improvements to the highway network.</p> <p>Any development at this PADC will also be required to provide sustainable energy in line with national standards.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, this PADC is well located in respect of existing services and access to public transport infrastructure which will provide residents/users with the opportunity to access existing services sustainably. Furthermore, development at this PADC will be required to deliver new services and improvements to public transport infrastructure to further improve access to local services. However, the PADC will deliver 50 new dwellings, a new</p>	<p>++/-</p>	<p>This alternative is located within Wickford town centre which includes one public space, a railway station and a number of PROW and bus stops. Within easy walking distance there are four key services.</p> <p>Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, which could contribute to mitigating and adapting to climate change within the area. Furthermore, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered.</p> <p>Overall, new development coming forward in the town centre would be well located in respect of existing services and access to public transport infrastructure which will provide new residents/users with the opportunity to access existing services sustainably. Furthermore development through this alternative will also be required to comply with the core policies CP10 and CP15. It is not possible to predict with any certainty the number of dwellings/employment uses that will come forward through this development and therefore the number of private cars. However, it is expected that a proportion of development within this alternative will be car based. As such, development through this alternative is likely to have an uncertain significant mixed effect on this objective.</p>	<p>++/-/?</p>

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		car park and improvements to the road network. As such, car based travel is likely to continue and potentially increase as a result of this PADC. It is therefore considered that development at this PADC will have a significant mixed effect on this objective.		
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A132 and A129 are the southern and western boundaries of this PADC and new residents/ uses within close proximity to these roads may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network. Construction of this PADC may also result in adverse noise and air pollution impacts on existing residents/uses within the locality. However, development at this PADC will be required to implement noise and air quality management strategies during construction (including noise and dust management plans).</p> <p>Mitigation will also be required to remove/treat any potential contaminated land found within the PADC.</p> <p>In addition to the requirements of the PADC, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 and development at this PADC can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing and new residents/ uses and on new residents/ uses closest to the A129 and A132 respectively.</p>	-	<p>The A132 and A129 are the southern and western boundaries of this alternative and new residents/ uses within close proximity to these roads may suffer adverse noise and air pollution impacts due to the volume of traffic using this part of road network. Construction of this PADC may also result in adverse noise and air pollution impacts on existing residents/uses within the locality.</p> <p>However, Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted. Core Policy CP20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implement demand management measures, improve existing transport infrastructure and, where necessary, provide new transport infrastructure and appropriate parking for bicycles.</p> <p>Although Core Policies CP10, CP14 and CP20 can help ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during the construction and operation of new development on existing residents/ uses and on new residents/ uses closest to the A176 and A132 respectively.</p>	-
16. Improve water efficiency and achieve sustainable water resource	<p>The River Crouch runs through Wickford town centre and the PADC is overlain by Secondary Undifferentiated and Secondary A Superficial Aquifers. Therefore, there is potential for localised water pollution during construction.</p> <p>The PADC is located approximately 1.8km west of Wickford Sewage</p>	+	<p>The River Crouch runs through Wickford town centre and the alternative is overlain by Secondary Undifferentiated and Secondary A Superficial Aquifers. Therefore, there is potential for localised water pollution during construction.</p> <p>The alternative is located approximately 1.8km west of Wickford</p>	+

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management.	<p>Treatment Works and the PADC has an existing network of gravity sewers and pumped rising mains. The network is combined foul and surface water. Analysis of network models is required to determine the capacity of the existing sewers network to receive additional flows (South Essex Water Cycle Study 2011).</p> <p>If upgrades are required at this PADC, they should be provided to an adoptable standard and development should not precede the necessary drainage works.</p> <p>Furthermore, Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, through the implementation of the requirements set out in the PADC and compliance with core policies CP14 and CP21, development at this PADC is likely to have a minor positive effect on this objective.</p>		<p>Sewage Treatment Works and the alternative has an existing network of gravity sewers and pumped rising mains. The network is combined foul and surface water. Analysis of network models is required to determine the capacity of the existing sewers network to receive additional flows (South Essex Water Cycle Study 2011).</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP21 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meets the reasonable cost of new infrastructure made necessary by its development.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective as all development will be required to comply with core policies CP14 and CP21.</p>	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development through this alternative is likely to have a minor positive effect on this objective.</p>	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have minor positive effect on this objective.</p>	+	<p>The location of this alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this alternative is likely to have minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to	<p>Transport modelling suggests that a number of junctions in Wickford could be over-capacity, including the A132 Runwell Road/A132/Runwell Road Junction and the A132 Golden Jubilee Way/Radwinter Avenue/A129 London Road/Superstore Junction.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an</p>	--/?	<p>Transport modelling suggests that a number of junctions in Wickford are over capacity.</p> <p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on</p>	--/?

SA objective	PADC 8: Wickford Town Centre			
	PADC 8		Reasonable Alternative: Do Nothing (let the market decide)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	sustainable locations.	adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.		the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++) Objective 9: Vibrant Communities (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 19: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (+ +/ -?) Objective 11: Access to Services (+ +/ -?) Objective 14: Climate Change (+ +/ -?) <p>Recommendations</p> <ul style="list-style-type: none"> Conserve and protect the Grade II listed buildings/structure within and outwith the PADC. Provide a proportion of car free development. Safeguard Market Square from development. 		<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 19: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 14: Climate Change (+ +/ -?) <p>Recommendations</p> <ul style="list-style-type: none"> Conserve and protect the Grade II listed buildings/structure within and outwith the alternative. Confirm the number of dwellings provided. Confirm the amount and type of uses space to be provided. Provide a proportion of car free development. Safeguard Market Square from development. 	

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>PADC9 has a medium capacity for development with potential for medium to large scale residential development beyond the existing urban edge. Further to the east the opportunities diminish due to the high visibility of the area from the A130 and the open, undeveloped character of the landscape. However, there are possible opportunities for infill development in Wickford Lawn if appropriately screened.</p> <p>The area contains one open space (Shotgate Recreation Ground) as identified in the PPG17 Open Space Assessment (2010) which covers the majority of the southern part of the Location. Therefore, there is potential for them to be lost.</p> <p>Policy PAD9 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the retention of a strategic multi-functional open space buffers along the A130, in line with a new A130 Landscape Strategy to the eastern boundary of the area; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; installation of natural screening to reduce light and noise pollution from the formal recreational facilities into the open countryside and the new development; and the design of overhead powerlines that run across the area to be carefully considered.</p> <p>The area forms part of the strategic green corridor connecting Thames Estuary marshlands. Policy PAD9 requires green infrastructure within the open countryside to the north east to be respected. Moreover, mature hedgerows along field boundaries are to be retained and incorporated in to development proposals.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 54 dwellings; however, at least 150 units have been proposed with policy PAD9. Given that the area has a medium capacity for development is likely that such a number is acceptable. This, combined with the appropriate and considered mitigation measures outlined above</p>	-/?	<p>Development to the south west of Wickford would create a high risk of coalescence with Crays Hill and adversely affect the landscape character of the area which is of an open nature with long distance views into and from the area which would be adversely affected by its development.</p> <p>The reasonable alternative area has no/very low capacity for residential development. The only area that represents an opportunity for residential development is a small pocket of land in the south-east between Borwick Lane and Toppesfield Avenue. The remainder of the area is unsuitable for development due to its importance in preventing coalescence between Crays Hill and Wickford and the strong character and condition of the landscape.</p> <p>The reasonable alternative area contains five open spaces as identified in the PPG17 Open Space Assessment (2010); however, they only cover a small proportion of the area. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields. Therefore, there is potential for them to be lost.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the retention of strategic multi-functional open space buffers; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; installation of natural screening to reduce light and noise pollution from the formal recreational facilities into the open countryside and the new development; and the design of overhead powerlines that run across the area to be carefully considered.</p> <p>Furthermore, green infrastructure within the open countryside is to be respected. Moreover, mature hedgerows along field boundaries are to be retained and incorporated in to development proposals.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green</p>

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		would suggest that PADC is likely to have only a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.		<p>Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings, not 150 dwellings. Most of the area has no or low capacity for residential development; however, there is some opportunity between Borwick Lane and Toppesfield Avenue. Borwick Lane and Toppesfield Avenue. This, combined with the mitigation measures outlined above would suggest that the reasonable alternative is likely to have only a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>Most of the area within PADC9 is considered to be 'highly sensitive to change'; however, there is a small area of 'limited sensitivity'.</p> <p>Notable heritage features include the historic settlement of Shot Farm with two Grade II listed buildings (the farmhouse and neighbouring barn) surrounded by a co-axial, rectilinear field pattern characteristic of south Essex and possibly Middle Saxon in origin.</p> <p>Archaeological excavation and stray finds has established that the area has a rich history of occupation. For example, the Iron Age and Roman settlement at Beauchamps farm to the west of the zone is thought to extend into the PADC. There is also potential for palaeoenvironmental deposits along the banks of the River Crouch (HEC, 2010).</p> <p>Policy PADC9 recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations, the remnants of historic field patterns to be respected in future scheme design. Furthermore, the integrity and setting of Listed Buildings at Shot Farm will be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets, as well as the potential of unknown archaeological material underground has been considered within policy PADC9. However, the area is generally 'highly sensitive to change', with only a limited area of land 'sensitive to change', and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/-/?	<p>The reasonable alternative area is largely rural with gentle topography and distinct blocks of former plotlands, as well as rectilinear patters of field boundaries medieval or earlier in origin and is considered to be 'Highly Sensitive to Change'. One Grade II listed building, Bell Farmhouse, sits within the area, and another two – Woolshots Farmhouse at its north western corner and Nevendon Manor at its south eastern corner – border it. Medieval Moated sites can also be found in the area.</p> <p>Furthermore, the area possesses long distance views. Three Grade II* listed buildings may be visible across the open countryside – the Church of St Mary to the north, the Church of St Mary to the north west and the Church of St Peter to the south. The reasonable alternative could therefore have a minor adverse impact on their setting.</p> <p>Concentrations of archaeology, including Mesolithic, Bronze Age and Medieval artefact, have been identified in and around historic settlements and where archaeological fieldwork has taken place. The relatively low density of archaeological material in the rest of the area is therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>Policy recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design. Furthermore, the integrity and setting of Listed Buildings will be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets, its extensive views over open countryside towards Grade II* listed</p>	+/-/?

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
				churches and the potential of unknown archaeological material underground has been considered within policy. However, the area is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>Roughly 70% of PADC9 is designated as a Protected Species Alert Area. The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 1.3km to the north east.</p> <p>Policy PADC9 requires the consideration of measures to limit any impact on international ecological designations, such as the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) and the nationally protected SSSI. It is also noted in the policy that the area forms part of the strategic green corridor connecting Thames Estuary marshlands with the open countryside to the north east. This green corridor is to be respected and mature hedgerows (many of which are Protected Species Alert Areas) along field boundaries are to be incorporated in to development proposals.</p> <p>Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 54 dwellings; however, at least 150 have been proposed with policy PADC9. The close proximity of the PADC to international ecological designations suggests that there will be minor adverse effects associated with the development. However, this proximity has been acknowledged in the policy and measures taken to mitigate any impact and enhance existing green infrastructure with positive effects.</p> <p>Overall, there is likely to be a mixed (minor positive and minor negative) effect against this objective with some uncertainty due the specific design and layout of the development being uncertain at this time.</p>	+/-/?	<p>Apart from the Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the reasonable alternative. Nutton's Wood is the closest Local Wildlife Site located 100m to the south west.</p> <p>Policy requires the consideration of measures to limit any impact on international and national ecological designations. Mature hedgerows (many of which are Protected Species Alert Areas) along field boundaries are to be incorporated in to development proposals.</p> <p>Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings, not 150 dwellings, which would suggest that the area has capacity. There are few ecological designations within close proximity to the site and mitigation and enhancement measures have been enshrined within policy. However, no mention is made of the Local Wildlife Site, Nutton's Wood, 100m to the south west, which could be adversely effected by the development.</p> <p>Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>	+/-/?
4. Achieve sustainable levels of prosperity and economic	No formal employment land is planned within PADC9. However, the potential provision of a primary school and primary health care centre as well as financial contributions to expand and improve existing local education and health facilities and services, plus contributions to Wickford town centre, are likely to create some jobs, in addition to	+	No formal employment land is planned within the reasonable alternative. However, the potential provision of a primary school and primary health care centre are planned, as well as financial contributions to expand and improve existing local education and health facilities and services and regenerate Wickford town centre will	+

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
growth to stimulate economic regeneration.	<p>those temporarily generated during the development's construction.</p> <p>The construction of at least 150 dwellings will bring new consumers and temporary construction jobs in to the area. The use of local businesses and the locally skilled labour is to be encouraged in the delivery of the development, where possible.</p> <p>As such, PADC9 is likely to have a minor positive effect against this objective.</p>		<p>generate jobs, in addition to those temporarily generated during the development's construction.</p> <p>The construction of up to 150 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>PADC9 is within a reasonable walking distance of four local centres. In addition, there are bus stops and PRoW to local centres from the PADC. Policy PADC9 requires improvements would be provided to the local road network and pedestrian and cycling linkages, which provide good links to the regenerated town centre.</p> <p>On balance, considering PADC9's location, the financial contributions to regenerate the existing town centre and connect the area to it, it is likely that PADC will have a minor positive effect against this objective.</p>	+	<p>The reasonable alternative area is within a reasonable walking distance of three local centres, including Wickford town centre. In addition, there are bus stops and PRoW to local centres from the reasonable alternative.</p> <p>Policy requires improvements would be provided to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre.</p> <p>On balance, considering the reasonable alternative's location, the financial contributions to regenerate the existing town centre and connect the area to it, it is likely that the reasonable alternative will have a minor positive effect against this objective.</p>	+
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. Policy PADC9 states that the development will include a new primary school and provide financial contributions towards the expansion of existing secondary schools.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the PADC is likely to have a minor positive effect on this objective.</p>	+	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. The reasonable alternative will include a new primary school and provide financial contributions towards the expansion of existing secondary schools.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
7. Ensure that everyone has the opportunity to live in a	<p>Development within PADC9 will deliver up to 150 dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p>	+	<p>Development at this reasonable alternative will deliver up to 150 dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p>	+

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	decent home and increase affordable provision to help those in most need locally.	<p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a minor positive effect against this objective.</p>		<p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a minor positive effect against this objective.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty.</p> <p>Policy PADC9 states that either a new primary care health facility will be constructed on site or financial contributions will be made to support the expansion of local primary care health facilities.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that PADC9 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will either include a new primary care health facility or generate financial contributions to support the expansion of local primary care health facilities.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them	<p>The PADC is not expected to have a significant effect on this objective. However, development will be required to provide a number of social/community facilities including a new primary school, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, financial contributions for local sports facilities and access links between new and existing communities.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of</p>	+

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	and where crime is reduced.	and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this PADC will have a minor positive effect on this objective.		crime and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	PADC9 lies within an area of the Borough recognised as representative of some of the least deprived land in the Country (60%-100%). Policy PADC9 states that development within the area will be required to provide a number of social/community facilities including a new primary school, potentially a new primary health care centre and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development. However, there is negligible potential to reduce the existing levels of deprivation. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.	0	15% of the reasonable alternative is recognised as some of the more deprived land in the Country (20-40%). The remaining 85% of the land is less deprived (varying between the 60-80% and 80-100% deprivation percentiles). Development within this reasonable alternative will be required to provide a number of social/community facilities including a new primary school, potentially a new primary health care centre and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities in accordance with the principles of sustainable development. As such, there is potential to reduce the existing levels of deprivation to the west. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.	+
11. Improve accessibility to and enhance local services and facilities.	PADC9 is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRoW into local centres and Wickford town centre. Policy PADC9 states that the area will potentially contain a new primary school and a new primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities. The area contains one open space (Shotgate Recreation Ground), which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social,	++/-/?	The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRoW into local centres and Wickford town centre. Policy states that the area will potentially contain a new primary school and a new primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities. The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities	++/-/?

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of PADC9, with its good access to a range of essential facilities and services, combined with plans for new or improved education and health facilities within the development and upgrades to transport infrastructure would suggest that the 150+ new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that the PADC will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>		<p>and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans for new or improved education and health facilities within the development and upgrades to transport infrastructure would suggest that the 150 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>
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.	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The River Crouch runs along the northern boundary of PADC9, with one of its tributaries running along the eastern boundary and joining the River to the north eastern. Both boundaries are designated as Flood Zone 3a, with some smaller pockets of 3b and wider areas of Flood Zone 2. There is also potential for surface water flooding within approximately 50% of the area.</p> <p>As such, policy PADC9 requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate,</p>	-/?	<p>The reasonable alternative area sits within Critical Drainage Area (CDA) BAS21 (Bromfords).</p> <p>Only a small proportion of the reasonable alternative area is at risk from flooding. A tributary of the River Crouch runs along the south eastern tip of the reasonable alternative area. The area around Nevendon Manor at the junction between Borwick Lane and Nevendon Road is largely Flood Zone 3b with some wider areas of 3a and 2, some of which enter the area north of Borwick Road.</p> <p>Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p>	-/?

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		<p>incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>
<p>14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>PADC9 is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities, which is likely to have positive effect against this objective. There are also several bus stops and pedestrian PRow into local centres and Wickford town centre.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC9 states that the area will potentially contain a new primary school, primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities.</p> <p>The area contains one open space (Shotgate Recreation Ground), which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and minor negative effects.</p>	<p>++/-</p>	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities, which is likely to have positive effect against this objective. There are also several bus stops and pedestrian PRow into local centres and Wickford town centre.</p> <p>New facilities and services provided within the area will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy states that the area will potentially contain a new primary school, primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and minor negative effects.</p>	<p>++/-</p>

SA objective	PADC 9: North East Wickford Urban Extension			
	PADC 9		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A130, a railway line and Wickford Sewage Treatment Works all sit within PADC9.</p> <p>Policy PADC9 requires the proximity of the PADC to pumping stations, sewers and Wickford Waste Water Treatment to be considered with plans for development being informed by an Odour Assessment to determine the WWTWs effect on the area's developability. In addition, the land to the east of the area planned for development is to be retained as a strategic multi-functional landscape corridor, which may help to mitigate against the noise pollution generated by the A130.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy PADC9 will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>	-	<p>The A129 runs along the northern edge of the reasonable alternative area.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>PADC9 is in close proximity to the River Crouch, situated to the north and one of its tributaries to the east. 'Secondary A' and 'Secondary (undifferentiated)' aquifer deposits follow the line of the waterways and their confluence (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice). There are no ground vulnerability areas within the PADC.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Wickford Sewage treatment works sits within the PADC.</p> <p>Policy PADC9 recognises the potential for odour issues associated with the proximity of the site to Wickford Waste Water Treatment Works and necessitates an Odour Assessment to determine the WWTWs effect on the area's developability. Development is also required to account for</p>	+	<p>The reasonable alternative area is in close proximity to a tributary of the river Crouch situated to the south. There are no ground vulnerability areas. However, the Environment Agency has designated the land in and around Nevendon and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>In accordance with policy, development is required to account for ground water vulnerability.</p> <p>Core Policy CP14 requires development to support water efficient</p>	+

SA objective	PADC 9: North East Wickford Urban Extension			
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	<p>ground water vulnerability.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in PADC9 and compliance with core policies, development within the PADC area is likely to have a minor positive effect on this objective.</p>		<p>design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the reasonable alternative area is likely to have a minor positive effect on this objective.</p>	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132.</p> <p>Policy PADC9 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight</p>	--/?	<p>Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132.</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight</p>	--/?

SA objective	PADC 9: North East Wickford Urban Extension			
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		based traffic anticipated through this PADC.		based traffic anticipated through this reasonable alternative.
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 19: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 11: Access to Services (+ +/ -?). Objective 14: Climate Change (+ +/ -). <p>Recommendations</p> <ul style="list-style-type: none"> Development to be focussed in the area historically 'sensitive to change' rather than 'highly sensitive to change'. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 19: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 11: Access to Services (+ +/ -?). Objective 14: Climate Change (+ +/ -). <p>Recommendations</p> <ul style="list-style-type: none"> The setting of three Grade II* listed buildings in the open countryside around the reasonable alternative should be considered the detailed design stage. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 	

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>PADC10 has a high to medium capacity for development and is largely surrounded by land with a medium capacity for development, with opportunities for medium scale residential development on land between the railway line and Fanton Hall Farm and on fields north of The Wick Country Park. Such development would form a natural extension to the southern edge of Wickford.</p> <p>The PADC is within close proximity to one open space (Wick Country Park) as identified in the PPG17 Open Space Assessment (2010). However, policy PADC10 clearly illustrates that development would skirt around the edge of the park, resulting in no net loss of open space within the PADC.</p> <p>Policy PADC10 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the retention of a strategic multi-functional landscape corridor along the A130 Corridor, in line with a new A130 Landscape Strategy Account on the eastern boundary of the area; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; the design of overhead powerlines that run across the area to be carefully considered; the retention and maintenance of mature hedgerows along the A127; natural screening to the open countryside the south of the area; sympathetic layout and design considerations to the Farimead Plotland to the west; consideration of the role the area plays in maintaining separation between the built up areas of South Wickford and the north east of Basildon; and the retention of open countryside to the west as part of the strategic green corridor connecting the Thames Estuary Marshlands to the PADC.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 739 dwellings. 760+ dwellings have been proposed with policy PADC10. The area has a high to medium capacity for development. This, combined with the mitigation measures outlined above would</p>	-/?	<p>Development to the south west of Wickford would create a high risk of coalescence with Crays Hill and adversely affect the landscape character of the area which is of an open nature with long distance views into and from the area which would be adversely affected by its development.</p> <p>The reasonable alternative area has no/very low capacity for residential development. The only area that represents an opportunity for residential development is a small pocket of land in the south-east between Borwick Lane and Toppesfield Avenue. The remainder of the area is unsuitable for development due to its importance in preventing coalescence between Crays Hill and Wickford and the strong character and condition of the landscape.</p> <p>The reasonable alternative area contains five open spaces as identified in the PPG17 Open Space Assessment (2010); however, they only cover a small proportion of the area. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields. Therefore, there is potential for them to be lost.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the retention of strategic multi-functional open space buffers; improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; the design of overhead powerlines that run across the area to be carefully considered; the retention and maintenance of mature hedgerows along strategic route ways; natural screening to the open; sympathetic layout and design considerations to Plotlands; the consideration of the role the area plays in maintaining separation between settlements; and green infrastructure within the open countryside is to be respected.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for</p>

SA objective	PADC 10: South Wickford Urban Extension			
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		suggest that PADC10 is likely to have a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.		467 dwellings, not 760 dwellings. Most of the area has no or low capacity for residential development; however, there is some opportunity between Borwick Lane and Toppesfield Avenue. It is unlikely, however, that this area will have capacity for 760 homes. This, combined with the mitigation measures outlined above would suggest that the reasonable alternative is likely to have a significant negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>There are no listed buildings within or around the PADC; however, it is considered to be 'Highly Sensitive to Change'.</p> <p>A large rural landscape on the urban edge, the area contains scattered farmhouses, localised pre-WWII plotland development and roadside settlements, such as the moated Bowers Gifford. The zone contains few known archaeological sites, which may reflect a lack of archaeological investigation rather than a known absence of archaeology.</p> <p>Excavations along the eastern boundary of the area in advance of the construction of the new A130 yielded artefacts from the Bronze Age onwards (HEC, 2010).</p> <p>Policy PADC10 recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The heritage features within PADC10 are 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/--/?	<p>The reasonable alternative area is largely rural with gentle topography and distinct blocks of former plotlands, as well as rectilinear patterns of field boundaries medieval or earlier in origin and is considered to be 'Highly Sensitive to Change'. One Grade II listed building, Bell Farmhouse, sits within the area, and another two – Woolshots Farmhouse at its north western corner and Nevendon Manor at its south eastern corner – border it. Medieval Moated sites can also be found in the area.</p> <p>Furthermore, the area possesses long distance views. Three Grade II* listed buildings may be visible across the open countryside – the Church of St Mary to the north, the Church of St Mary to the north west and the Church of St Peter to the south. The reasonable alternative could therefore have a minor adverse impact on their setting.</p> <p>Concentrations of archaeology, including Mesolithic, Bronze Age and Medieval artefact, have been identified in and around historic settlements and where archaeological fieldwork has taken place. The relatively low density of archaeological material in the rest of the area is therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>Policy recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets and its extensive views over open countryside towards Grade II* listed churches has not been considered within policy, and the area is 'highly sensitive to change'. It is clear that the archaeological record will be investigated; however, it is unknown whether the design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/--/?

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The PADC is roughly 30% Protected Species Alert Area. Wick Country Park, which is a Local Wildlife Site, borders the site. Home Farm Meadow Local Wildlife Site and BAP Protection Area extend south of the Country Park along the eastern boundary of the PADC.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 3.6km to the north east.</p> <p>Policy PADC10 requires the consideration of measures to limit any impact on international and national ecological designations, namely the River Crouch and Roach Estuaries. Development within PADC10 must also have due regard to Wick Country Park Biodiversity Action Plan habitat and Local Wildlife Site. Mature hedgerows (many of which are Protected Species Alert Areas) along route ways, such as the A127, are to be incorporated in to development proposals.</p> <p>Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 739 dwellings. 760+ dwellings have been proposed with policy PADC10. Whilst the ecological designations in close proximity to the PADC have been acknowledged in policy PADC10, their close proximity is likely to result in both minor negative and minor positive effects.</p>	+/-/?	<p>Apart from the Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the reasonable alternative. Nutton's Wood is the closest Local Wildlife Site located 100m to the south west.</p> <p>Policy requires the consideration of measures to limit any impact on international, national and local ecological designations. Mature hedgerows (many of which are Protected Species Alert Areas) along strategic route ways are to be incorporated in to development proposals.</p> <p>Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings, not 760 dwellings. The extra 233 dwellings are likely to exceed the capacity of the area, which could have an adverse impact of the few ecological designations within close proximity to the site. More mitigation and enhance maybe required.</p> <p>Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>No formal employment land is planned within the PADC10. However, a local centre and the potential provision of a primary school and primary health care centre are planned, as well as financial contributions to expand and improve existing local education and health facilities and services will generate jobs, in addition to those temporarily generated during the development's construction.</p> <p>The construction of up to 760+ dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, PADC10 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, a local centre and the potential provision of a primary school and primary health care centre are planned, as well as financial contributions to expand and improve existing local education and health facilities and services will generate jobs, in addition to those temporarily generated during the development's construction.</p> <p>The construction of up to 760 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+
5. Ensure the Borough's Town Centres are promoted as sustainable	<p>PADC10 is within walking distance of one local centre. However, there are bus stops and PRoW towards Wickford town centre.</p> <p>Policy PADC10 requires the development of a new local centre within the PADC, which may compete with existing centres. Improvements are also planned to the local and strategic road network, including</p>	+	<p>The reasonable alternative area is within a reasonable walking distance of three local centres, including Wickford town centre. In addition, there are bus stops and PRoW to local centres from the reasonable alternative.</p> <p>Policy requires the development of a new local centre within the reasonable alternative, which may compete with existing centres.</p>	+

SA objective	PADC 10: South Wickford Urban Extension			
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	locations for living, retail, leisure and related commercial development.	<p>dualling Nevendon Road between the Cranfield Park Road/Nevendon Road roundabout and the Nevendon A127 Junction and pedestrian and cycling linkages between Wickford Town Centre and Basildon.</p> <p>On balance, considering PADC10's location and the plans to connect the area to the town centre, it is likely that the PADC will have a minor positive effect against this objective.</p>		<p>Improvements are also planned to the local and strategic road network and pedestrian and cycling linkages between Wickford Town Centre and Basildon.</p> <p>On balance, considering the reasonable alternative's location and the plans to connect the area to the town centre, it is likely that the reasonable alternative will have a minor positive effect against this objective.</p>
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. PADC10 is located to the south of Wickford.</p> <p>Policy PADC10 contains plans to extend existing or provide a new primary school and provide financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PADC7: Land to the East of Basildon has reduced the reliance on Wickford's schools.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, PADC10 is likely to have a minor positive effect on this objective.</p>	+	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. The reasonable alternative will either expand existing or include a new primary school and provide financial contributions towards the expansion of existing secondary schools.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development within PADC10 will deliver 760+ dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p>	+	<p>Development at this reasonable alternative will deliver up to 760 dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a minor positive effect against</p>	+

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	As such, the development is likely to have a minor positive effect against this objective.		this objective.	
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development within PADC10 will either include a new primary care health facility or generate financial contributions to support the expansion of local primary care health facilities.</p> <p>New formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that PADC10 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will either include a new primary care health facility or generate financial contributions to support the expansion of local primary care health facilities.</p> <p>New formal and informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development within this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>PADC10 is not expected to have a significant effect on this objective. However, development will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility. Links will also be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered that PADC10 will have a minor positive effect on this objective.</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development will be required to provide a number of social/community facilities, including a new local centre and potentially including a new primary school and primary care health facility. Links will also be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>The majority of the PADC lies within an area of the Borough recognised as representative of average deprivation levels in the Country (40-60%). A small area to the north (immediately south of the railway line) falls within the least deprived 20% of the country (80-100%). Further south, towards Basildon, are more deprived areas.</p>	0	<p>15% of the reasonable alternative is recognised as some of the more deprived land in the Country (20-40%). The remaining 85% of the land is less deprived (varying between the 60-80% and 80-100% deprivation percentiles).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new local centre and</p>	+

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Policy PADC10 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility. Links will also be improved between the area and exiting local centres, including Wickford Town Centre. Financial contributions will be made to expand existing secondary schools.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Wickford. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.</p>		<p>potentially including a new primary school and primary care health facility. Links will also be improved between the area and exiting local centres, including Wickford Town Centre. Financial contributions will be made to expand existing secondary schools.</p> <p>As such, there is potential to reduce the existing levels of deprivation to the west. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>PADC10 is within a reasonable walking distance of approximately six local facilities and services, including primary school and health facilities. However, there are no secondary schools within a reasonable walking distance. This is somewhat mitigated by the presence of PRoW and bus stops to Wickford town centre; however, bus stops diminish to the south of the PADC.</p> <p>Policy PADC10 states that the area will contain a local centre and potentially a new primary school and primary care health facility. Financial contributions will be made for the expansion of existing secondary schools, and links will be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>The PADC is within close proximity to one open space, Wick Country Park. However, policy PADC10 clearly illustrates that development would skirt around the edge of the park, resulting in no net loss of open space within the PADC. Furthermore, it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The location of the PADC, with its access to most essential facilities and services, combined with plans for a new local centre and potentially education and health facilities within the development and upgrades to transport infrastructure would suggest that the 760 new</p>	++/?	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRoW into local centres and Wickford town centre.</p> <p>Policy states that the area will contain a local centre and potentially a new primary school and primary care health facility. Financial contributions will be made for the expansion of existing secondary schools, and links will be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans for a new local centre and education and health facilities within the development and upgrades to transport infrastructure would suggest that the 760 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of all the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the reasonable alternative area will have</p>	++/-/?

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>dwelling would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of all the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the PADC will have a significant positive effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.</p>		<p>a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.</p>
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.	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge.</p> <p>Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>There are two tributaries of the River Crouch in close proximity to PADC10. Both are designated as Flood Zones 2 and 3a, representing roughly 15% of the area. There is additional potential for surface water flooding covering approximately one third of the area.</p> <p>In reaction to the risk outlined above, policy PADC10 states that development will be required to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new defences, land use and/or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>	-/?	<p>The reasonable alternative area sits within Critical Drainage Area (CDA) BAS21 (Bromfords).</p> <p>Only a small proportion of the reasonable alternative area is at risk from flooding. A tributary of the River Crouch runs along the south eastern tip of the reasonable alternative area. The area around Nevendon Manor at the junction between Borwick Lane and Nevendon Road is largely Flood Zone 3b with some wider areas of 3a and 2, some of which enter the area north of Borwick Road.</p> <p>Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as</p>	-/?

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			to the specific location, layout and design of the final development.	
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>PADC10 is within a reasonable walking distance of approximately six local facilities and services, including primary school and health facilities. However, there are no secondary schools within a reasonable walking distance. This is somewhat mitigated by the presence of PRoW and bus stops to Wickford town centre but bus stops diminish to the south of the PADC.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC10 states that the area will contain a local centre and potentially a new primary school and primary care health facility. Financial contributions will be made for the expansion of existing secondary schools, and links will be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>The PADC is within close proximity to one open space, Wick Country Park. However, policy PADC10 clearly illustrates that development would skirt around the edge of the park, resulting in no net loss of open space within the PADC. Furthermore, it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a mixed effect against this objective, with significant positive and minor negative effects.</p>	++/-	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRoW into local centres and Wickford town centre.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy states that the area will contain a local centre and potentially a new primary school and primary care health facility. Financial contributions will be made for the expansion of existing secondary schools and links will be improved between the area and exiting local centres, including Wickford Town Centre.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and minor negative effects.</p>	++/-
15. Reduce air, land and noise pollution and improve their respective	<p>The A127 and A130 are in close proximity to PADC10. Furthermore the railway line is close to the northern boundary of the PADC. On the other side of the railway line is a large employment site. The strategic route ways and the employment site could all cause noise pollution for</p>	-	<p>The A129 runs along the northern edge of the reasonable alternative area.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil</p>	-

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	quality through direct action or mitigation measures.	<p>new residents within PADC10.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>There are no aquifer or groundwater vulnerability zones within the PADC; however, two tributaries of the River Crouch are in close proximity. Therefore, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Two sewage treatment works are close by: Wickford Sewage treatment works 1.8km to the north and Basildon Sewage treatment Works 2.2km to the south west.</p> <p>Policy PADC10 requires development to account for ground water vulnerability. Furthermore, it requires existing sewers that cross the area to be respected and maintained and, where there is limited network capacity downstream, enhancement to the foul water flows.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The reasonable alternative area is in close proximity to a tributary of the river Crouch situated to the south. There are no ground vulnerability areas. However, the Environment Agency has designated the land in and around Nevendon and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. Basildon Sewage Treatment Works is 1.3km to the south.</p> <p>In accordance with policy, development is required to account for ground water vulnerability. Furthermore, it requires existing sewers that cross the area to be respected and maintained and, where there is limited network capacity downstream, enhancement to the foul water flows.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the reasonable alternative area is likely to have a minor positive effect on this objective.</p>	+

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy PADC10 plans improvements to the local and strategic road network, including dualling Nevendon Road between the Cranfield Park Road/Nevendon Road roundabout and the Nevendon A127 Junction and pedestrian and cycling linkages between Wickford Town Centre and Basildon. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.	--/?	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages between Wickford Town Centre and Basildon. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.	--/?
Summary of Significant Effects / Further Recommendations for Mitigation	Significant positive effects are predicted for: <ul style="list-style-type: none"> Objective 11: Access to Services (++?). Significant adverse effects are predicted for: <ul style="list-style-type: none"> Objective 13: Transport (--/?) Significant mixed effects are predicted for:		Significant adverse effects are predicted for: <ul style="list-style-type: none"> Objective 1: Landscape (--?). Significant adverse effects are predicted for: <ul style="list-style-type: none"> Objective 13: Transport (--/?) Significant mixed effects are predicted for:	

SA objective	PADC 10: South Wickford Urban Extension			
	PADC 10		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 14: Climate Change (+ +/-). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 11: Access to Services (+ +/-?). Objective 14: Climate Change (+ +/-). <p>Recommendations</p> <ul style="list-style-type: none"> The extra 233 dwellings planned for the area could cause the need to more mitigation to protect ecological designations in close proximity to the area, such as Nutton's Wood Local Wildlife Site 100m to the south west. The setting of three Grade II* listed buildings in the open countryside around the reasonable alternative should be considered the detailed design stage. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 	

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>The area has a high capacity for residential development. However immediately beyond its boundaries, to the north, south and west, the landscape has no or low capacity for residential development. Furthermore, the field adjacent to Church Road and surrounding Woolshot Farm is unsuitable for development due to the important role the land plays in maintaining separation between Ramsden Bellhouse and Wickford.</p> <p>There is potential for small-medium scale infill residential development within vacant plots and paddocks if the existing framework of mature trees and woodland are retained to screen views.</p> <p>PADC11 contains one open space (Woolshots Road Playing Field) as identified in the PPG17 Open Space Assessment (2010). Therefore, there is potential for them to be lost.</p> <p>Policy PADC11 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; respecting the rural character of the open countryside to the west and the role it plays in maintaining separation between Ramsden Bellhouse, Wickford and North East Basildon; sympathetic design and layout of development in close proximity to New House Farm Plotland to the north and west; safeguarding mature field hedgerows by integrating them into the development; and the installation of natural screening where appropriate.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 231 dwellings. 220+ dwellings have been proposed with policy PADC11. It is likely that areas capacity for development can contain the 220+ dwellings proposed within policy PADC11. This, combined with the mitigation measures outlined in policy PADC11 would suggest</p>	-/?	<p>Development to the south west of Wickford would create a high risk of coalescence with Crays Hill and adversely affect the landscape character of the area which is of an open nature with long distance views into and from the area which would be adversely affected by its development.</p> <p>The reasonable alternative area has no/very low capacity for residential development. The only area that represents an opportunity for residential development is a small pocket of land in the south-east between Borwick Lane and Toppesfield Avenue. The remainder of the area is unsuitable for development due to its importance in preventing coalescence between Crays Hill and Wickford and the strong character and condition of the landscape.</p> <p>The reasonable alternative area contains five open spaces as identified in the PPG17 Open Space Assessment (2010); however, they only cover a small proportion of the area. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields. Therefore, there is potential for them to be lost.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include improvements to the visual appearance and character of the remaining green belt through the utilisation of vacant plots where comprehensive development is not appropriate; respecting the rural character of the surrounding open countryside and the role it plays in maintaining separation between settlements and plotlands; safeguarding mature field hedgerows by integrating them into the development; and the installation of natural screening where appropriate.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings, but only 220 dwellings are proposed for this reasonable alternative. Whilst most of the area has no or low capacity for residential development, it is likely that the area between Borwick Lane and</p>

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		that the PADC is likely to have a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.		Toppesfield Avenue could accommodate the 220 dwellings planned. This, combined with the mitigation measures outlined above would suggest that the reasonable alternative is likely to have a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>PADC11's is within an area containing medieval moated sites and strong rectilinear field patterns of medieval or earlier origin (HEC, 2010). Both are 'highly sensitive to change'. There is one listed building within PADC11, the Grade II listed Woolshotts' Farmhouse, and another very close to the southern boundary, the Grade II listed Bell Farmhouse.</p> <p>Concentrations of archaeology have been identified in and around historic settlements and where archaeological fieldwork has taken place. Evidence of Mesolithic, Bronze Age and medieval periods is in the record.</p> <p>Policy PADC11 recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. Furthermore, it requires that the integrity and setting of the Grade II listed Woolshotts' Farmhouse be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The PADC's close proximity to two listed buildings has been considered within policy PADC11. However, the area is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/-/?	<p>The reasonable alternative area is largely rural with gentle topography and distinct blocks of former plotlands, as well as rectilinear patterns of field boundaries medieval or earlier in origin and is considered to be 'Highly Sensitive to Change'. One Grade II listed building, Bell Farmhouse, sits within the area, and another two – Woolshots Farmhouse at its north western corner and Nevendon Manor at its south eastern corner – border it. Medieval Moated sites can also be found in the area.</p> <p>Furthermore, the area possesses long distance views. Three Grade II* listed buildings may be visible across the open countryside – the Church of St Mary to the north, the Church of St Mary to the north west and the Church of St Peter to the south. The reasonable alternative could therefore have a minor adverse impact on their setting.</p> <p>Concentrations of archaeology, including Mesolithic, Bronze Age and Medieval artefact, have been identified in and around historic settlements and where archaeological fieldwork has taken place. The relatively low density of archaeological material in the rest of the area is therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>Policy recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. Furthermore, the integrity and setting of Listed Buildings will be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets and its extensive views over open countryside towards Grade II* listed churches has not been considered within policy, and the area is 'highly sensitive to change'. It is clear that the archaeological record will be investigated; however, it is unknown whether the design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/-/?
3. Protect, conserve and enhance the	Protected Species Alert Areas exist along the River Crouch, field boundaries and hedgerows. Wickford Riverside Local Wildlife Site and a cluster of UK BAP Priority Habitats neighbour the north eastern tip of		Apart from the Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the reasonable alternative. Nutton's Wood is the closest Local	

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>Borough's biodiversity and the habitats which support it.</p> <p>PADC11. Policy PADC11 requires the consideration of measures to limit any impact on international ecological designations, such as the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) downstream. Mature hedgerows (many of which are Protected Species Alert Areas) along field boundaries are to be incorporated in to development proposals. Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development. Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort. Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries. In the original appraisal of the Broad Location the area was appraised for 231 dwellings. 220+ dwellings have been proposed with policy PADC11. It is likely that areas capacity for development can contain the 220 dwellings proposed within policy PADC11. However, no mention is made of the Local Wildlife Site, Wickford Riverside, which neighbours the north eastern tip of the PADC and could be adversely affected by the development. Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>	+/-/?	<p>Wildlife Site located 100m to the south west. Policy requires the consideration of measures to limit any impact on international ecological designations. Mature hedgerows (many of which are Protected Species Alert Areas) along field boundaries are to be incorporated in to development proposals. Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development. Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort. Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries. In the original appraisal of the Broad Location the area was appraised for 467 dwellings, but only 220 dwellings are proposed for this reasonable alternative. Whilst most of the area has no or low capacity for residential development, it is likely that the area between Borwick Lane and Toppesfield Avenue could accommodate the 220 dwellings planned. There are few ecological designations within close proximity to the site and mitigation and enhancement measures have been enshrined within policy. However, no mention is made of the Local Wildlife Site, Nutton's Wood, 100m to the south west, which could be adversely affected by the development. Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>	+/-/?
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p> <p>No formal employment land is planned within the PADC11. However, the provision of a new local centre and the potential provision of a primary school and primary health care centre as well as financial contributions to expand and improve existing local education, health, sports and community facilities and services will generate jobs, in addition to those temporarily generated during the development's construction. The construction of up to 220+ dwellings will also bring new consumers and temporary construction jobs in to the area. As such, PADC11 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, the provision of a local centre and the potential provision of a primary school and primary health care centre as well as financial contributions to expand and improve existing local education, health, sports and community facilities and services will generate jobs, in addition to those temporarily generated during the development's construction. The construction of up to 220 dwellings will also bring new consumers and temporary construction jobs in to the area. As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+	
<p>5. Ensure the</p>	PADC11 is not within a reasonable walking distance of any local		The reasonable alternative area is within a reasonable walking distance of	

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p>	<p>centres. However, Wickford town centre is 850m to the east. In addition, there are bus stops and PRoW to other local centres. Policy PADC11 requires the construction of a new local centre within the development which may compete with existing centres, but improvements would be provided to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. On balance, it is likely that PADC11 will have a minor positive effect against this objective.</p>	+	<p>three local centres, including Wickford town centre. In addition, there are bus stops and PRoW to local centres from the reasonable alternative. Policy requires the construction of a new local centre within the development which may compete with existing centres, but improvements would be provided to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. On balance, it is likely that the reasonable alternative will have a minor positive effect against this objective.</p>
<p>6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.</p>	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. PADC11 could potentially include a new primary school and provide financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PADC7: Land to the East of Basildon has reduced the reliance on Wickford's schools to take pupils from outside the primary admissions area. Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities. As such, PADC11 is likely to have a minor positive effect on this objective.</p>	+	<p>Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. The reasonable alternative will include a new primary school and provide financial contributions towards the expansion of existing secondary schools. Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities. As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
<p>7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.</p>	<p>Development within PADC11 will deliver 220+ dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period. Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst</p>	+	<p>Development at this reasonable alternative will deliver up to 220 dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period. Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p>	+

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		having regard to the existing mix of housing in the locality. As such, the development is likely to have a minor positive effect against this objective.		As such, the development is likely to have a minor positive effect against this objective.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development within PADC11 will either include a new primary care health facility or generate financial contributions to support the expansion of local primary care health facilities.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that PADC11 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development at this reasonable alternative will either include a new primary care health facility or generate financial contributions to support the expansion of local primary care health facilities.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (PRoW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>PADC11 is not expected to have a significant effect on this objective. However, under policy PADC11, development will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive effect on this objective.</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+
10. Regenerate and	PADC11 sits within areas of the Borough recognised as representative		15% of the reasonable alternative is recognised as some of the more	

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	renew disadvantaged areas where people live or work in the Borough.	<p>of the least deprived in the Country (60%-80% and 80-100%). The areas that surround it are similar.</p> <p>Policy PADC11 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Wickford. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.</p>	0	<p>deprived land in the Country (20-40%). The remaining 85% of the land is less deprived (varying between the 60-80% and 80-100% deprivation percentiles).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>As such, there is potential to reduce the existing levels of deprivation within the existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>PADC11 is within a reasonable walking distance of approximately five essential facilities and services; however there are no schools, local centres or health facilities close enough to walk to easily. This lack of essential services and facilities is somewhat mitigated by the close proximity of several bus stops and PRoW, giving access to local centres and Wickford town centre, which is 850m to the east.</p> <p>Policy PADC11 states that a new local centre will be constructed within the area. There is also potential for a primary school and primary care health facility within the development. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>PADC11 contains one open space (Woolshots Road Playing Field which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The rather isolated location of the PADC with limited access to a good</p>	+/-/?	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRoW into local centres and Wickford town centre.</p> <p>Policy states that the area will contain a new primary school, local centre and potentially a new primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans for a new local centre, potentially new education and health facilities within the development and upgrades to transport infrastructure would suggest that</p>	++/-/?

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		range of essential facilities and services is somewhat mitigated by the plans within policy PADC11 to construct a new local centre and potentially education and health facilities on site. Furthermore, improvements to the road, cycling and pedestrian networks will improve access to facilities further away. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore it is likely that the PADC will have a mixed (minor positive and significant negative effect) on this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.		the 220 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.
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.	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	PADC11 is not within a critical drainage area. The northern boundary of the PADC runs along the southern bank of the River Crouch which is designated as a Flood Zone 2 and 3a and 3b and an area of surface water flooding. Policy PADC11 requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final	-/?	The reasonable alternative area sits within Critical Drainage Area (CDA) BAS21 (Bromfords). Only a small proportion of the reasonable alternative area is at risk from flooding. A tributary of the River Crouch runs along the south eastern tip of the reasonable alternative area. The area around Nevendon Manor at the junction between Borwick Lane and Nevendon Road is largely Flood Zone 3b with some wider areas of 3a and 2, some of which enter the area north of Borwick Road. Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.	-/?

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		development.		Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>PADC11 is within a reasonable walking distance of approximately five essential facilities and services; however there are no schools, local centres or health facilities close enough to walk to easily, which would suggest that people will have to travel significant distances, most likely by car, which will have minor negative effect against this objective. This lack of essential services and facilities is somewhat mitigated by the close proximity of several bus stops and PRow, giving access to local centres and Wickford town centre, which is 850m to the east.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC11 states that a new local centre will be constructed within the area. There is also potential for a primary school and primary care health facility within the development. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities.</p> <p>PADC11 contains one open space (Woolshots Road Playing Field which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and significant negative effects.</p>	++/--	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian PRow into local centres and Wickford town centre.</p> <p>New facilities and services provided within the reasonable alternative will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy states that the area will contain a new primary school, local centre and potentially a new primary care health facility and financial contributions for expanding existing secondary schools, local sports and community facilities and access links between new and existing community and social facilities.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and minor negative effects.</p>	++/-

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>The A129 runs along the bottom of the area and a railway line is not far to the north east.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>	-	<p>The A129 runs along the northern edge of the reasonable alternative area.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>The northern boundary of the PADC runs along the southern bank of the River Crouch which is designated as a Flood Zone 2 and 3a and 3b and an area of surface water flooding and Secondary A' superficial aquifer deposit. There is potential for localised water pollution (although this is uncertain and could be managed by good practice). There are no ground water vulnerability areas.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are Basildon sewage treatment works 2.5km to the south and Billericay Sewage Treatment Works 2.8km to the west.</p> <p>Policy PADC11 requires development within the PADC to account for ground water vulnerability. Furthermore, it requires existing sewers that cross the area to be respected and maintained and, where there is limited network capacity downstream, enhancement to the foul water flows.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed</p>	+	<p>The reasonable alternative area is in close proximity to a tributary of the river Crouch situated to the south. There are no ground vulnerability areas. However, the Environment Agency has designated the land in and around Nevendon and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>The Wickford network consists of a combination of gravity combined foul and surface water sewers and pumped rising mains. A number of flood events are recorded in various locations within the network.</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. Basildon Sewage Treatment Works is 1.3km to the south.</p> <p>In accordance with policy, development is required to account for ground water vulnerability. Furthermore, it requires existing sewers that cross the area to be respected and maintained and, where there is limited network capacity downstream, enhancement to the foul water flows.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of</p>	+

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		developments. As such, through the implementation of the requirements set out in policy, development within the PADC is likely to have a minor positive effect on this objective.		new infrastructure made necessary by proposed developments. As such, through the implementation of the requirements set out in policy, development within the reasonable alternative area is likely to have a minor positive effect on this objective.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of PADC11 is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of PADC11 is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy PADC11 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.	--/?	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.	--/?
Summary of Significant Effects / Further Recommendations for Mitigation	Significant adverse effects are predicted for: <ul style="list-style-type: none"> Objective 13: Transport (--/?) Significant mixed effects are predicted for: <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). 		Significant adverse effects are predicted for: <ul style="list-style-type: none"> Objective 13: Transport (--/?) Significant mixed effects are predicted for: <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). 	

SA objective	PADC 11: West Wickford Urban Extension			
	PADC 11		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<ul style="list-style-type: none"> Objective 11: Access to Services (--/+?). Objective 14: Climate Change (+ +/-). <p>Recommendations</p> <p>Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area.</p>		<ul style="list-style-type: none"> Objective 11: Access to Services (++/-?). Objective 14: Climate Change (++/-). <p>Recommendations</p> <ul style="list-style-type: none"> The setting of three Grade II* listed buildings in the open countryside around the reasonable alternative should be considered the detailed design stage. <p>Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area.</p>	

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>PADC12 has a medium capacity for development. Small scale low density residential development would be appropriate on the eastern side of the area on lower land adjacent to urban edge of Wickford.</p> <p>There are no open spaces within the PADC. Therefore there is no risk of development resulting in a net loss of formal open space.</p> <p>Policy PADC12 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the need to respect a small tributary to the River Crouch with small ponds; the maintenance of separating countryside between Castledon Road and North West Wickford and the long distance views across the Crouch Valley from higher ground on the west side of the area.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 489 dwellings. 620+ dwellings have been proposed within policy PADC12. The areas medium capacity for development is likely to be able to accommodate the number of dwellings proposed within policy PADC12. This, combined with the mitigation measures outlined above would suggest that the PADC is likely to have only a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>	-/?	<p>Development to the south west of Wickford would create a high risk of coalescence with Crays Hill and adversely affect the landscape character of the area which is of an open nature with long distance views into and from the area which would be adversely affected by its development.</p> <p>The reasonable alternative area has no/very low capacity for residential development. The only area that represents an opportunity for residential development is a small pocket of land in the south-east between Borwick Lane and Toppesfield Avenue. The remainder of the area is unsuitable for development due to its importance in preventing coalescence between Crays Hill and Wickford and the strong character and condition of the landscape.</p> <p>The reasonable alternative area contains five open spaces as identified in the PPG17 Open Space Assessment (2010); however, they only cover a small proportion of the area. The open spaces include: Crays Hill Primary School Playing Fields, Elder Avenue Recreation Ground, Grange Primary School Playing Fields, Bromfords School Playing Fields and Castledon School Playing Fields. Therefore, there is potential for them to be lost.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the need to respect existing waterways and water bodies, countryside playing a separating role between settlements and long distance views from higher ground.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings. 620 dwellings are proposed for this reasonable alternative. Most of the area has no or low capacity for residential development; however, there is some opportunity between Borwick Lane and Toppesfield Avenue, which is likely to be able to accommodate the dwellings. This, combined with the mitigation measures outlined above, would suggest that the reasonable alternative is likely to have only a minor negative effect on this objective. This effect is uncertain until the detailed design and layout of the development are known.</p>

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>PADC12 is within an area containing medieval moated sites and strong rectilinear field patterns of medieval or earlier origin (HEC, 2010). Both are 'highly sensitive to change'. There are no listed buildings in or around the PADC.</p> <p>Concentrations of archaeology have been identified in and around historic settlements and where archaeological fieldwork has taken place. Evidence of Mesolithic, Bronze Age and Medieval periods has been found in close proximity to the PADC.</p> <p>Policy PADC12 recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The PADC is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/-/?	<p>The reasonable alternative area is largely rural with gentle topography and distinct blocks of former plotlands, as well as rectilinear patterns of field boundaries medieval or earlier in origin and is considered to be 'Highly Sensitive to Change'. One Grade II listed building, Bell Farmhouse, sits within the area, and another two – Woolshots Farmhouse at its north western corner and Nevendon Manor at its south eastern corner – border it. Medieval Moated sites can also be found in the area. Furthermore, the area possesses long distance views. Three Grade II* listed buildings may be visible across the open countryside – the Church of St Mary to the north, the Church of St Mary to the north west and the Church of St Peter to the south. The reasonable alternative could therefore have a minor adverse impact on their setting.</p> <p>Concentrations of archaeology, including Mesolithic, Bronze Age and Medieval artefact, have been identified in and around historic settlements and where archaeological fieldwork has taken place. The relatively low density of archaeological material in the rest of the area is therefore thought to reflect a lack of fieldwork rather than necessarily a lack of archaeology (HEC, 2010).</p> <p>Policy recognises the historical nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The site's close proximity to a number of known heritage assets and its extensive views over open countryside towards Grade II* listed churches has not been considered within policy, and the area is 'highly sensitive to change'. It is clear that the archaeological record will be investigated; however, it is unknown whether the design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>There are a few small pockets of Protected Species Alert Areas within the PADC. Wickford Riverside Local Nature Reserve and a cluster of UK BAP species protection areas are less than 50m due south on the other side of the railway line.</p> <p>The Crouch and Roach Estuaries RAMSAR, SAC and SPA European ecological designations are 4.5km to the east.</p> <p>Policy PADC12 requires that development within the PADC incorporate measures to minimise its impact on Wickford Riverside Local Wildlife</p>	+/-/?	<p>Apart from the Protected Species Alert Areas along the River Crouch, field boundaries and hedgerows there are few ecological designations in and around the reasonable alternative. Nutton's Wood is the closest Local Wildlife Site located 100m to the south west.</p> <p>Policy requires the consideration of measures to limit any impact on international and local ecological designations. Furthermore, surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p>	+/-/?

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>Site (LoWS) and Biodiversity Action Plan Habitat. The policy also requires the consideration of measures to limit any impact on international and local ecological designations. Furthermore, surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development.</p> <p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 489 dwellings. 620+ dwellings have been proposed within policy PADC12. It is likely that the area's capacity for development can contain the 620 dwellings proposed within policy PADC12. Adequate mitigation and enhance has been enshrined within proposed policy; however, the PADC's close proximity to ecological designations make it likely that there will be some minor adverse effects associated with the development's construction and potentially its envisaged use.</p> <p>Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>		<p>Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Location the area was appraised for 467 dwellings. 620 dwellings are proposed for this reasonable alternative. It is likely that areas capacity for development can contain the 620 dwellings proposed within policy. Adequate mitigation and enhance has been enshrined within proposed policy; however, the reasonable alternative area's close proximity to ecological designations make it likely that there will be some minor adverse effects associated with the development's construction and potentially its envisaged use.</p> <p>Overall there is likely to be a mixed (minor positive and minor negative) effect against this objective, with some uncertainty due to the specific design and layout of the development being uncertain at this time.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>No formal employment land is planned within the PADC. However, the provision of a new local centre and the potential provision of a primary school and, to the east or south of Wickford, a primary health care centre, as well as financial contributions to expand and improve existing local education, health, sports and community facilities and services will generate jobs, in addition to those temporarily generated during the development's construction.</p> <p>The construction of 620+ dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, PADC12 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, the provision of a new local centre and the potential provision of a primary school and primary health care centre as well as financial contributions to expand and improve existing local education, health, sports and community facilities and services will generate jobs in addition to those temporarily generated during the development's construction.</p> <p>The construction of up to 620 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations for	<p>PADC12 is within a reasonable walking distance of two local centres, including Wickford town centre. In addition, there are bus stops and PRoW to local centres from the PADC.</p> <p>Policy PADC12 requires the construction of a new local centre within the development which may compete with existing centres, but</p>	+	<p>The reasonable alternative area is within a reasonable walking distance of three local centres, including Wickford town centre. In addition, there are bus stops and ProW to local centres from the reasonable alternative.</p> <p>Policy requires the construction of a new local centre within the development which may compete with existing centres, but improvements</p>	+

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
living, retail, leisure and related commercial development.	improvements would be provided to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. On balance, it is likely that PADC12 will have a minor positive effect against this objective.		would be provided to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. On balance, it is likely that the reasonable alternative will have a minor positive effect against this objective.	
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. PADC12 could potentially include a new primary school and provide financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PADC7: Land to the East of Basildon has reduced the reliance on Wickford's schools to take pupils from outside the primary admissions area. Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities. As such, PADC12 is likely to have a minor positive effect on this objective.	+	Wickford has some capacity within its existing primary schools; however, there is limited capacity to the south of the town. The reasonable alternative will include a new primary school and provide financial contributions towards the expansion of existing secondary schools. Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes. Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities. As such, the reasonable alternative is likely to have a minor positive effect on this objective.	+
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Development within PADC12 will deliver 620+ dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period. Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality. As such, the development is likely to have a minor positive effect against this objective.	+	Development at this reasonable alternative will deliver up to 620 dwellings within the Borough which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings. Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period. Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality. As such, the development is likely to have a minor positive effect against this objective.	+
8. Improve the health and	The location of residential development is not considered to directly		The location of residential development is not considered to directly	

SA objective	PADC 12: North West Wickford Urban Extension			
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	wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>influence health inequality, mortality rates or fuel poverty. However, any development in PADC12 will contribute to the expansion of existing health facilities or the construction of a new primary care health facility to the east or south of the town.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (ProW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that PADC12 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+	<p>influence health inequality, mortality rates or fuel poverty. However, the reasonable alternative will have to contribute to the expansion of existing health facilities or the construction of a new primary care health facility to the east or south of the town.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (ProW) network extended and integrated to provide access to the wider countryside.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that development at this reasonable alternative area will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>PADC12 is not expected to have a significant effect on this objective. However, under policy PADC12, development will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive effect on this objective.</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>100% of the PADC lies within an area of the Borough recognised as representative of the average level of deprivation in the Borough (40%-60%). The areas immediately to the south and east are some of the least deprived areas in the Borough and the Country (60-100%).</p> <p>Policy PADC12 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a</p>	0	<p>15% of the reasonable alternative is recognised as some of the more deprived land in the Country (20-40%). The remaining 85% of the land is less deprived (varying between the 60-80% and 80-100% deprivation percentiles).</p> <p>Development within this reasonable alternative will be required to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of</p>	+

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		<p>primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Wickford. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.</p>		<p>Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>As such, there is potential to reduce the existing levels of deprivation within the existing locality. It is therefore considered likely that development at this reasonable alternative will have a minor positive effect on this objective.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>PADC12 is within a reasonable walking distance of approximately nine types of essential facilities and services; however, there are no secondary schools within walking distance. This is somewhat mitigated by the presence of several bus stops and ProW within walking distance. Policy PADC12 states that a new local centre will be constructed within the area. There is also potential for a primary school and, somewhere to the east and south of Wickford, a primary care health facility. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of PADC12, with its good access to a range of essential facilities and services, combined with plans for a new local centre, potentially new education and health facilities within the development and upgrades to transport infrastructure would suggest that the 620+ new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will contain. Therefore, overall it is likely that PADC12 area will have a</p>	++/?	<p>The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including primary and secondary schools and health facilities. There are also several bus stops and pedestrian ProW into local centres and Wickford town centre.</p> <p>Policy states that a new local centre will be constructed within the area. There is also potential for a primary school and, somewhere to the east and south of Wickford, a primary care health facility. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans for a new local centre, potentially new education and health facilities within the development and upgrades to transport infrastructure would suggest that the 620 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are and what the new local centre will</p>	++/-/?

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		significant positive effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.		contain. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty given that the size and mix of land uses within the planned local centre are unknown.
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.	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.	-	Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. 245 dwellings are planned for development within the existing urban edge. Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential. Overall, within the area identified, there is likely to be a minor negative effect against this objective.	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	PADC12 is not within a critical drainage area, nor are there any major waterways. There is some risk of surface water flooding, but this is relatively insignificant. Policy PADC12 requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Such mitigation is likely to largely neutralise any negative effect of development against this objective. However, there is some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.	0/?	The reasonable alternative area sits within Critical Drainage Area (CDA) BAS21 (Bromfords). Only a small proportion of the reasonable alternative area is at risk from flooding. A tributary of the River Crouch runs along the south eastern tip of the reasonable alternative area. The area around Nevendon Manor at the junction between Borwick Lane and Nevendon Road is largely Flood Zone 3b with some wider areas of 3a and 2, some of which enter the area north of Borwick Road. Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate. Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.	-/?
14. Reduce the local	PADC12 is within a reasonable walking distance of approximately nine types of essential facilities and services; however, there are no		The reasonable alternative is within easy walking distance of approximately eight types of essential services and facilities, including	

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.</p>	<p>secondary schools within walking distance. This is somewhat mitigated by the presence of several bus stops and ProW within walking distance. The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC12 states that a new local centre will be constructed within the area. There is also potential for a primary school and, somewhere to the east and south of Wickford, a primary care health facility. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a mixed effect on this objective, with significant negative and minor negative effects against this objective.</p>	<p>++/-</p>	<p>primary and secondary schools and health facilities. There are also several bus stops and pedestrian ProW into local centres and Wickford town centre.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Policy states that a new local centre will be constructed within the area. There is also potential for a primary school and, somewhere to the east and south of Wickford, a primary care health facility. These will be supplemented by financial contributions for the expansion of existing secondary schools, local sports and community facilities and improvements to access links between new and existing community and social facilities.</p> <p>The reasonable alternative area contains five formal open spaces, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a significant mixed effect against this objective with significant positive and minor negative effects.</p>
<p>15. Reduce air, land and noise pollution and improve their respective quality through</p>	<p>A railway line runs along the southern boundary of PADC12. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be</p>	<p>-</p>	<p>The A129 runs along the northern edge of the reasonable alternative area. Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk</p>	<p>-</p>

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	direct action or mitigation measures.	<p>permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>PADC12 contains no major waterways, no aquifer or ground water vulnerability zones (EA website).</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. The closest sewage treatment works are Wickford sewage treatment works 2.5km to the east and Basildon Sewage Treatment Works 3.3km to the south.</p> <p>Policy PADC12 requires development within the PADC to account for ground water vulnerability. Furthermore, it requires existing sewers that cross the area to be respected and maintained.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The reasonable alternative area is in close proximity to a tributary of the river Crouch situated to the south. There are no ground vulnerability areas. However, the Environment Agency has designated the land in and around Nevendon and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works (SE Water Cycle Study). Connection could be made to a number of sewer runs. Basildon Sewage Treatment Works is 1.3km to the south.</p> <p>In accordance with policy, development is required to account for ground water vulnerability. Furthermore, policy requires existing sewers that cross the area to be respected and maintained.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the reasonable alternative area is likely to have a minor positive effect on this objective.</p>	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this reasonable alternative is likely to have a</p>	+

SA objective	PADC 12: North West Wickford Urban Extension			
	PADC 12		South West Wickford Extension	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	effect on this objective.		minor positive effect on this objective.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy PADC12 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.	--/?	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A132. Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.	--/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--/?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 14: Climate Change (+ +/-) <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--/?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?) Objective 11: Access to Services (+ +/-?) Objective 14: Climate Change (+ +/-) <p>Recommendations</p> <ul style="list-style-type: none"> The setting of three Grade II* listed buildings in the open countryside around the reasonable alternative should be considered the detailed design stage. Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 	

PADC 13: South East Billericay Urban Extension

SA objective	PADC 13: South East Billericay Urban Extension			
	PADC 13		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.</p>	<p>PADC13 has a low capacity for development with limited opportunities for residential development due to the elevated and prominent slopes within the Location. However, there is potential for limited individual/very small scale development in a few enclosed sites, for example to the west, off Southend Road.</p> <p>There are no open spaces within the PADC.</p> <p>Policy PADC13 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the sympathetic design of development in regard to the existing dwellings; retaining tree lined hedgerows to respect the wider rural landscape character around the east of Billericay; natural screening/ landscaping to minimise the visual impact of development on prominent slopes, particularly to the east and south where screening would minimise the visual impact of development on the surrounding open countryside within the Green Belt; safeguarding of elevated areas of woodland to the north west; and preservation of undeveloped high ground beyond the urban boundary of South Green which forms part of a framed long distant view from Outwood Common Road towards Basildon Town Centre and Langdon Hills.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 175 dwellings. 180+ dwellings have been proposed within policy PADC13, which is very close to the amount of the development planned for the area during the appraisal of the Broad Locations. The detailed mitigation measures outlined within policy PADC13 are therefore likely to minimise the adverse impact of the proposed development within the PADC, resulting in a minor negative effect overall. This effect is uncertain until the detailed design and layout of the PADC are known.</p>	-/?	<p>The reasonable alternative contains a series of small to medium scale fields of medieval origin with no/very low capacity for residential development. Small scale development would be feasible in the lower lying southern and north eastern corners.</p> <p>There is one open space (Sunnymede Primary School Playing Fields) as identified in the PPG17 Open Space Assessment (2010) the northern tip of the reasonable alternative.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the sympathetic design of development in regard to the existing dwellings; retaining tree lined hedgerows to respect the wider rural landscape character; natural screening/ landscaping to minimise the visual impact of development on prominent slopes; safeguarding of elevated areas of woodland; and preservation of undeveloped high ground beyond the urban boundary.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 180 dwellings have been proposed within policy, which is below the development planned for the area during the appraisal of the Broad Locations. The extensive mitigation measures outlined are likely to result in a minor negative effect overall, with some uncertainty until the detailed design and layout of the reasonable alternative are known.</p>
<p>2. Protecting and</p>	<p>PADC13 is considered to be 'Highly Sensitive to Change'.</p>		<p>The reasonable alternative is considered to be 'Highly Sensitive to</p>	

PADC 13: South East Billericay Urban Extension

SA objective	PADC 13			
	PADC 13		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>Six Grade II listed farm buildings are in close proximity to the PADC – Sames Cottage to the West, Elms Cottages, Southend Farmhouse and barn to the South West, Coxes Farmhouse to the South West and Oakhill Farm barn to the North West.</p> <p>Furthermore, two Conservation Areas are within 1.5km of the site, Billericay Town Centre 1.3km to the north west along Southend Road and Great Burstead 1km to the South West.</p> <p>Further to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the PADC.</p> <p>Policy PADC13 recognises the historic nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design. Finally, the integrity and setting of Listed Buildings within the area are to be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough’s historic environment.</p> <p>The PADC is ‘highly sensitive to change’ and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	+/-/?	<p>Change’.</p> <p>One Grade II listed farm building, Sames Cottage, sits in the southern tip of the reasonable alternative. Other listed farm houses scattered round and about include Elms Cottages, Southend Farmhouse and barn, Coxes Farmhouse and Oakhill Farm barn. The Conservation Area of Billericay Town Centre lies 700m to the west on the Other side of Mill Meadow SSSI.</p> <p>Further to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the reasonable alternative.</p> <p>Policy recognises the historic nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design. Finally, the integrity and setting of Listed Buildings within the area are to be protected and enhanced in consultation with English Heritage.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough’s historic environment.</p> <p>The reasonable alternative is ‘highly sensitive to change’ and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>
3. Protect, conserve and enhance the Borough’s biodiversity and the habitats which support it.	<p>The southern boundary of PADC13 is registered as a Protected Species Alert Area. Additional clusters lie to the north and south east. Parsonage Farm Green Local Wildlife Sites lie less than 100m to the east.</p> <p>There are two SSSIs within 2km, Norsey Wood 1.2km to the north (which is considered to be in favourable condition and also contains Ancient Woodland and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat) and Mill Meadows 0.5km to the west (which is in unfavourable but recovering condition and also contains Lowland Meadow UK BAP Priority Habitat). It is recognised that the built up area of Sunnymede lies between the PADC and Norsey Wood SSSI.</p> <p>Policy PADC13 requires that development within the PADC have due regard to Mill Meadows Nature Reserve SSSI and Parsonage Farm Green Local Wildlife Site and Biodiversity Action Plan. Surveys of protected species will also be required, as well as the incorporation of</p>	+/-/?	<p>95% of the reasonable alternative is designated as a Protected Species Alert Area.</p> <p>There are two SSSIs in close proximity: Mill Meadow SSSI (in unfavourable but recovering condition) and Local Nature Reserve boards the reasonable alternative’s western edge; Norsey Wood SSSI (in a favourable condition) and Ancient Woodland lies 650m to the north on the other side of the built up area of Sunnymede and a railway line. Both SSSIs contain Lowland Meadows and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat.</p> <p>Policy requires that development have due regard to national and local ecological designations within close proximity to the reasonable alternative area. Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development. The policy also requires the reasonable alternative to increase connectivity of new Green Infrastructure from the</p>	+/-/?

PADC 13: South East Billericay Urban Extension

SA objective	PADC 13			
	PADC 13		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>any recommended mitigation measures into the design of new development. The policy also requires the PADC to increase connectivity of new Green Infrastructure from the area towards Mill Meadows Nature Reserve and the open countryside beyond, which will have positive effects. Furthermore, Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 175 dwellings. Up to 180 dwellings have been proposed within policy PADC13. It is likely that the area's capacity for development can contain the 180 dwellings proposed within policy PADC13. Adequate mitigation and enhance has been enshrined within proposed policy; however, the PADC's close proximity to ecological designations make it likely that there will be some minor adverse effects associated with the development's construction and potentially its envisaged use.</p>	+	<p>area towards ecological designations and the open countryside beyond, which will have positive effects. Furthermore, Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 180 dwellings have been proposed within policy. It is likely that the area's capacity for development can contain the 180 dwellings. However, the reasonable alternative's close proximity to Mill Meadows SSSI make it likely that without more detailed mitigation and enhancement measures there will be significant adverse effects associated with the development's construction and potentially its envisaged use.</p>	+
<p>4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.</p> <p>No formal employment land is planned within the PADC. However, policy PADC13 commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC14) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The construction of 180+ dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, PADC13 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, policy commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with other urban extensions) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The construction of up to 180 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+	
<p>5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.</p> <p>PADC13 is within a reasonable walking distance of two local centres. In addition, there are PRow to the south towards the village centres of Great Burstead (1km SW) and Crays Hill (2.5km SE) as well as several bus stops along Southend Road, which provide good sustainable transport routes to the local settlement centres.</p> <p>Policy PADC13 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>On balance, it is likely that PADC13 will have a minor positive effect against this objective.</p>	+	<p>The reasonable alternative is within a reasonable walking distance of four local centres. In addition, there are bus stops and footpaths along Greens Farm Lane to the west, Thynne Road to the north and Southend Road to the South, all of which provide good sustainable transport links to Billericay's service centres. PRow to the south and east provide access to the village centres of Great Burstead (1km SW) and Crays Hill (3km SE).</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>On balance, it is likely that the reasonable alternative will have a minor</p>	+	

PADC 13: South East Billericay Urban Extension

SA objective	PADC 13: South East Billericay Urban Extension			
	PADC 13		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
			positive effect against this objective.	
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Billericay requires expansion in its existing schools in the north and south of the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy PADC13 states that the proposed development would make financial contributions to the expansion of existing primary schools within the town, in association with contributions from PADC14.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, PADC13 is likely to have a minor positive effect on this objective.</p>	+	<p>Billericay requires expansion in its existing schools in the north and south of the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy states that the proposed development would make financial contributions to the expansion of existing primary schools within the town, in association with contributions from other urban extensions.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development within PADC13 will deliver up to 180 dwellings within the Borough, which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact of new development, specifically residential development, on Billericay's highway network is to be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation and therefore the feasibility of the total 180 dwellings proposed within the PADC.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment,</p>	+/?	<p>Development within the reasonable alternative will deliver up to 180 dwellings within the Borough, which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact of new development, specifically residential development, on Billericay's highway network is to be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation and therefore the feasibility of the total 180 dwellings proposed within the reasonable alternative.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE</p>	+/?

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		the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality. As such, the development is likely to have a minor positive effect against this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Billericay, can be fully explored.		Housing Strategy and the Council's Housing Strategy , whilst having regard to the existing mix of housing in the locality. As such, the development is likely to have a minor positive effect against this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Billericay, can be fully explored.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development in PADC13 will contribute to the expansion of existing primary care health facilities in the town. Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards . Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy , and the Public Rights of Way (ProW) network extended across the area and integrated with any new open space. Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities , such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications. It is therefore considered that PADC13 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.	+	The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development within the reasonable alternative area will contribute to the expansion of existing primary care health facilities in the town. Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards . Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy , and the Public Rights of Way (ProW) network extended across the area and integrated with any new open space. Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities , such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications. It is therefore considered that the reasonable alternative will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	PADC13 is not expected to have a significant effect on this objective. However, under policy PADC13, development will be required to contribute to a number of social/community facilities including primary schools, primary care health facilities, local sports and community facilities, in association with PADC14. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved. Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this PADC will have a minor	+	This reasonable alternative is not expected to have a significant effect on this objective. However, under policy PADC13, development will be required to contribute to a number of social/community facilities including primary schools, primary care health facilities, local sports and community facilities, in association with PADC14. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved. Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities. As such, it is considered development at this reasonable alternative will	+

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	positive effect on this objective.		have a minor positive effect on this objective.	
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>100% of the PADC lies within an area of the Borough recognised as the least deprived (80%-100%).</p> <p>Policy PADC13 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Billericay. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.</p>	0	<p>70% of the reasonable alternative is within an area of the Borough recognised as representing the least deprived 20% in the Country (80-100%). Approximately 30% is within the average band for deprivation in the Country (40-60%).</p> <p>Policy PADC13 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Billericay. It is therefore considered likely that development at this reasonable alternative will have a negligible effect on this objective.</p>	0
11. Improve accessibility to and enhance local services and facilities.	<p>PADC13 is within a reasonable walking distance of approximately seven types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>Policy PADC13 commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC14) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing</p>	++/?	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>Policy commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with other urban extensions) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>The reasonable alternative area contains one formal open space, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social,</p>	++/-/?

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		<p>new facilities.</p> <p>The good location of PADC13, with its good access to a range of essential facilities and services, combined with plans to contribute to the expansion of existing education and health facilities and upgrades to transport infrastructure would suggest that the 180 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that PADC13 will have a significant positive effect against this objective, with some uncertainty.</p>		<p>leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans to contribute to the expansion of existing education and health facilities and upgrades to transport infrastructure would suggest that the 180 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>
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.	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billericay.</p> <p>Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billericay.</p> <p>Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The area sits within one Critical Drainage Area, BAS5 (South Green). The PADC is not within close proximity to any flood zones, although there are some small pockets of land at risk of surface water flooding. Policy PADC13 requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of</p>	-/?	<p>The reasonable alternative sits within two Critical Drainage Areas, the northern half in BAS4 (Sunnymede) CDA and the southern tip in BAS5 (South Green), but is not located within or in close proximity to areas susceptible to flooding, i.e. there are no waterways or flood zones. However, there are a few very small pockets of land which have been susceptible to some surface water flooding.</p> <p>Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p>	-/?

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		detail as to the specific location, layout and design of the final development.		Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>PADC13 is within a reasonable walking distance of approximately seven types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC13 commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC14) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, there is likely to be a mixed effect against this objective, with significant positive and minor negative effects.</p>	++/-	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy commits financial contributions to support the expansion of primary health care facilities and primary schools (in association with other urban extensions) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>The reasonable alternative area contains one formal open space, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective.</p>	++/-
15. Reduce air, land and noise	The A129 runs along the bottom of PADC13. Billericay Sewage Treatment Works is 1km to the north west, which may cause odour	-	There are no strategic route ways within close proximity to the reasonable alternative. However, Billericay Sewage Treatment Works is	-

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	<p>pollution and improve their respective quality through direct action or mitigation measures.</p>	<p>issues for new residents.</p> <p>Policy PADC13 requires a full Waste Water Treatment Work Odour Emission Assessment to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>		<p>750m to the east, which may cause odour issues for new residents.</p> <p>Policy requires a full Waste Water Treatment Work Odour Emission Assessment to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction on existing residents/uses.</p>
<p>16. Improve water efficiency and achieve sustainable water resource management.</p>	<p>PADC13 is not close to any main rivers; however, there are small pockets of 'Secondary A' bedrock aquifer and 'Secondary (undifferentiated)' superficial aquifer deposits (EA website.)</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are the Billericay SWTW 1km to north west.</p> <p>Policy PADC13 requires development within the PADC to account for ground water vulnerability. Existing sewers that cross the area to be respected and maintained. New sewers are to be constructed to an adoptable standard. Furthermore, a full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to existing Waste Water Treatment Works.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet</p>	+	<p>The reasonable alternative is not close to any main rivers but does mark the beginning of a tributary of the River Crouch to the south east. A band of Secondary (undifferentiated)' superficial aquifer deposit follows the flow of this tributary through the centre of the area. A small pocket of 'Secondary A' bedrock aquifer sits at the northern tip of the area (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are 750m to the east at the Billericay sewage treatment works.</p> <p>Policy requires development to account for ground water vulnerability. Existing sewers that cross the area to be respected and maintained. New sewers are to be constructed to an adoptable standard. Furthermore, a full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to existing Waste Water Treatment Works.</p>	+

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		the reasonable cost of new infrastructure made necessary by proposed developments. As such, through the implementation of the requirements set out in policy, development within the PADC is likely to have a minor positive effect on this objective.		Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments. As such, through the implementation of the requirements set out in policy, development within the reasonable alternative is likely to have a minor positive effect on this objective.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this PADC is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that a number of junctions in Billericay are over capacity, including junctions along the A129 and B1007. Policy PADC13 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if	--/?	Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A129 and B1007. Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if	--/?

SA objective	PADC 13: South East Billericay Urban Extension			
	PADC 13		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.		mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 11: Access to Services (++?). <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--?). <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 14: Climate Change (++/-). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 3: Biodiversity (--/+?). Objective 11: Access to Services (++/-?). Objective 14: Climate Change (++/-). <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--?). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 	

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>PADC14 contains three medium to large scale fields and an area of woodland which have a medium capacity for development, and specifically, more limited opportunities for residential development. Areas with potential for residential development include land adjacent to existing development in the lower lying areas to the west.</p> <p>There are no open spaces within PADC14.</p> <p>Policy PADC14 states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the sympathetic design of development in regard to the existing dwellings and the rural character of country lanes; retaining tree lined hedgerows to respect the wider rural landscape character around the east of Billericay; natural screening/ landscaping to minimise the visual impact of development on prominent slopes; safeguarding of areas of woodland to the north west; and preserving panoramic views from Outwood Common Road towards Basildon Town Centre and Langdon Hills.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 430 dwellings. At least 430 dwellings have been proposed within policy, which is the same amount of development planned for the area during the appraisal of the Broad Locations. The detailed mitigation measures outlined within policy PADC14 are therefore likely to minimise the adverse impact of the proposed development within the PADC, resulting in a minor negative effect overall. This effect is uncertain until the detailed design and layout of the PADC are known.</p>	-/?	<p>The reasonable alternative contains a series of small to medium scale fields of medieval origin with no/very low capacity for residential development. Small scale development would be feasible in the lower lying southern and north eastern corners.</p> <p>There is one open space (Sunnymede Primary School Playing Fields) as identified in the PPG17 Open Space Assessment (2010) the northern tip of the reasonable alternative.</p> <p>Policy states any inappropriate development within the area that has an impact on the openness of the adjacent Green Belt is not acceptable. Furthermore, development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.</p> <p>In addition, a series of landscape and green belt mitigation measures are required for new development. These include the sympathetic design of development in regard to the existing dwellings and the rural character of country lanes; retaining tree lined hedgerows to respect the wider rural landscape; natural screening/ landscaping to minimise the visual impact of development on prominent slopes; safeguarding of elevated areas of woodland; and preserving panoramic views.</p> <p>Core Policy CP9 will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11 seeks to protect the green belt within the Borough, and Core Policy CP10 seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 430 dwellings have been proposed within policy, which is below the development planned for the area during the appraisal of the Broad Locations. The extensive mitigation measures outlined are likely to result in a minor negative effect overall, with some uncertainty until the detailed design and layout of the reasonable alternative are known.</p>
2. Protecting and enhancing the cultural heritage and local	<p>PADC14 is considered to be 'Highly Sensitive to Change'.</p> <p>There are no listed buildings within the PADC. However, there are several listed farm buildings to the south and west, such as the Grade II listed Elms Cottages, Southend Farmhouse and barn, Coxes Farmhouse</p>	+/-/?	<p>The reasonable alternative is considered to be 'Highly Sensitive to Change'.</p> <p>One Grade II listed farm building, Sames Cottage, sits in the southern tip of the reasonable alternative. Other listed farm houses scattered round and about include Elms Cottages, Southend Farmhouse and barn, Coxes</p>	+/-/?

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>distinctiveness of Basildon Borough.</p> <p>and Oakhill Farm barn. The Conservation Area of Billericay Town Centre lies 1.4km to the west on the Other side of Mill Meadow SSSI and the Conservation Area of Great Burstead lies roughly 1km to the South.</p> <p>In addition to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the PADC.</p> <p>Policy PADC14 recognises the historic nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The PADC is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>		<p>Farmhouse and Oakhill Farm barn. The Conservation Area of Billericay Town Centre lies 700m to the west on the Other side of Mill Meadow SSSI.</p> <p>Policy recognises the historic nature of the area and the potential for archaeological finds and requires appropriate archaeological investigations. The remnants of historic field patterns are to be respected in future scheme design.</p> <p>Core Policy CP12 states all development must conserve or enhance the Borough's historic environment.</p> <p>The reasonable alternative is 'highly sensitive to change' and the listed buildings within close proximity to the reasonable alternative area have not been considered within policy. Therefore, it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area.</p>	
<p>3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.</p> <p>Two hedgerows registered as Protected Species Alert Areas run through PADC14.</p> <p>In addition, there are two SSSIs in close proximity: Mill Meadow SSSI (In unfavourable but recovering condition) and Local Nature Reserve 600m to the west and Norsey Wood SSSI (in a favourable condition) and Ancient Woodland 500m to the north on the other side of the built up area of Sunnymede and a railway line. Both SSSIs contain Lowland Meadows and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat.</p> <p>Policy PADC14 requires that development within the PADC have due regard to Mill Meadows Nature Reserve SSSI and Parsonage Farm Green Local Wildlife Site and Biodiversity Action Plan. Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development. The policy also requires the PADC to increase connectivity of new Green Infrastructure from the area towards Mill Meadows Nature Reserve, Billericay and the open countryside beyond, which will have positive effects. Furthermore, Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p>		<p>95% of the reasonable alternative is designated as a Protected Species Alert Area.</p> <p>There are two SSSIs in close proximity: Mill Meadow SSSI (in unfavourable but recovering condition) and Local Nature Reserve borders the reasonable alternative's western edge; Norsey Wood SSSI (in a favourable condition) and Ancient Woodland lies 650m to the north on the other side of the built up area of Sunnymede and a railway line. Both SSSIs contain Lowland Meadows and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat.</p> <p>Policy requires that development have due regard to national and local ecological designations within close proximity to the reasonable alternative area. Surveys of protected species will also be required, as well as the incorporation of any recommended mitigation measures into the design of new development. The policy also requires the reasonable alternative to increase connectivity of new Green Infrastructure from the area towards ecological designations, Billericay and the open countryside beyond, which will have positive effects. Furthermore, Tree Preservation Orders should be carefully considered with a view to retention of trees rather than replacement, which should be a last resort.</p> <p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and</p>		

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>Core Policy CP9 seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 430 dwellings. 430+ dwellings have been proposed within policy PADC14. It is likely that the area's capacity for development can contain the 430+ dwellings proposed within policy PADC14. Adequate mitigation and enhance has been enshrined within proposed policy; however, the PADC's close proximity to ecological designations make it likely that there will be some minor adverse effects associated with the development's construction and potentially its envisaged use.</p>		<p>international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 430 dwellings have been proposed within policy. It is likely that the area's capacity for development can contain the 430 dwellings. However, the reasonable alternative's close proximity to Mill Meadows SSSI make it likely that without more detailed mitigation and enhancement measures there will be significant adverse effects associated with the development's construction and potentially its envisaged use.</p>	
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>No formal employment land is planned within the PADC. However, policy PADC14 commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC13) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The construction of up to 430 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, PADC14 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, policy commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities (in association with other urban extensions) and primary schools and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The construction of up to 430 dwellings will bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>PADC14 is within a reasonable walking distance of one local centre; however, there are bus stops and footpaths along Greens Farm Lane to the west, Hill Way, Green Way and Thynne Road to the north and Southend Road to the South, which provide good sustainable transport links to Billericay's service centres.</p> <p>Policy PADC14 requires the construction of a new local centre within the development which may compete with existing centres, but improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor, would also be provided.</p> <p>On balance, it is likely that PADC14 will have a minor positive effect against this objective.</p>	+	<p>The reasonable alternative is within a reasonable walking distance of four local centres. In addition, there are bus stops and footpaths along Greens Farm Lane to the west, Thynne Road to the north and Southend Road to the South, all of which provide good sustainable transport links to Billericay's service centres. PRoW to the south and east provide access to the village centres of Great Burstead (1km SW) and Crays Hill (3km SE).</p> <p>Policy requires the construction of a new local centre within the development which may compete with existing centres, but improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor, would also be provided.</p> <p>On balance, it is likely that the reasonable alternative will have a minor positive effect against this objective.</p>	+
6. Improve educational	<p>Billericay requires expansion in its existing schools in the north and</p>		<p>Billericay requires expansion in its existing schools in the north and south of</p>	

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>south of the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy PADC14 states that the proposed development would make financial contributions to the expansion of existing primary schools within the town, in association with contributions from PADC13.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, PADC14 is likely to have a minor positive effect on this objective.</p>	+	<p>the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy states that the proposed development would make financial contributions to the expansion of existing primary schools within the town, in association with contributions from other urban extensions.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development within PADC14 will deliver 430+ dwellings within the Borough, which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact of new development, specifically residential development, on Billericay's highway network is to be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation and therefore the feasibility of the total 430 dwellings proposed within the PADC.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p>	+/?	<p>Development within the reasonable alternative will deliver up to 430 dwellings within the Borough, which will have a minor positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact of new development, specifically residential development, on Billericay's highway network is to be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation and therefore the feasibility of the total 430 dwellings proposed within the reasonable alternative.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the development is likely to have a minor positive effect against</p>	+/?

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		As such, the development is likely to have a minor positive effect against this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Billericay, can be fully explored.		this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Billericay, can be fully explored.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development in PADC14 will contribute to the expansion of existing primary care health facilities in the town.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (ProW) network extended across the area and integrated with any new open space.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that PADC14 will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, any development within the reasonable alternative area will contribute to the expansion of existing primary care health facilities in the town.</p> <p>Financial contributions will also be made available for improvements to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards. Furthermore, new informal open space provision will be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy, and the Public Rights of Way (ProW) network extended across the area and integrated with any new open space.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University Hospitals. Furthermore, the CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that the reasonable alternative will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>PADC14 is not expected to have a significant effect on this objective. However, under policy PADC14, development will be required to construct a new local centre and contribute to a number of social/community facilities including primary schools, primary care health facilities, local sports and community facilities, in association with PADC13. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this PADC will have a minor positive effect on this objective.</p>	+	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, development at this reasonable alternative will be required to construct a new local centre and contribute to a number of social/community facilities including primary schools, primary care health facilities, local sports and community facilities, in association with PADC13. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Core Policy CP13 states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive effect on this objective.</p>	+

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>Around 90% of PADC14 lies within an area of the Borough recognised as within the least deprived 20% in the Country (80-100%). The remaining 10% is within the average band for deprivation in the Country (40-60%).</p> <p>Policy PADC14 requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Billericay. It is therefore considered likely that development at this PADC will have a negligible effect on this objective.</p>	0	<p>70% of the reasonable alternative is within an area of the Borough recognised as representing the least deprived 20% in the Country (80-100%). Approximately 30% is within the average band for deprivation in the Country (40-60%).</p> <p>Policy requires development to provide a number of social/community facilities including a new local centre and potentially including a new primary school and, to the south or east of Wickford, a primary care health facility, as well as financial contributions for local sports and community facilities. Furthermore, improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Billericay. It is therefore considered likely that development here will have a negligible effect on this objective.</p>
11. Improve accessibility to and enhance local services and facilities.	<p>PADC14 is within walking distance of approximately six types of essential facilities and services. However, there are no secondary schools, health or sport and leisure facilities within a reasonable walking distance. This is somewhat mitigated by the close proximity of several bus stops and PRoW in to Billericay.</p> <p>Policy PADC14 commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC13) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social,</p>	+/-/?	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>Policy commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities (in association with other urban extensions) and primary schools and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The reasonable alternative area contains one formal open space, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>Core Policy 18 resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural</p>	+ +/-/?

SA objective	PADC 14: East Billericay Urban Extension			
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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>leisure and cultural facilities to contribute towards providing new facilities.</p> <p>PADC14 is not within close proximity to a good range of essential facilities and services. However, the policy does commit development to construct a local centre and contribute to the expansion of existing education and health facilities and upgrades to transport infrastructure. Expanding new facilities will ensure that there is better capacity, but will not bring them closer to the PADC, meaning many essential facilities and services will not be within walking distance. Furthermore, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that PADC14 will have a mixed (minor positive and minor negative) effect against this objective, with some uncertainty.</p>		<p>facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans for a new local centre and plans to contribute to the expansion of existing education and health facilities and upgrades to transport infrastructure would suggest that the 430 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>	
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.	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billericay.</p> <p>Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billericay.</p> <p>Core Policy CP14 seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>PADC14 is not located within flood zones 2 or 3 or a Critical Drainage Area (CDA). However, it does mark the beginning of a tributary of the River Crouch, making it vulnerable to surface water flooding. However, the area at risk is less than a third of the total area of the PADC.</p> <p>Policy PADC14 requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate,</p>	0/?	<p>The reasonable alternative sits within two Critical Drainage Areas, the northern half in BAS4 (Sunnymede) CDA and the southern tip in BAS5 (South Green), but is not located within or in close proximity to areas susceptible to flooding, i.e. there are no waterways or flood zones. However, there are a few very small pockets of land which have been susceptible to some surface water flooding.</p> <p>Policy requires development to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p>	-/?

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
		incorporates SuDS. Such mitigation is likely to largely neutralise any negative effect of development against this objective. However, there is some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.		Core Policy CP16 seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS. Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>PADC14 is within walking distance of approximately six types of essential facilities and services. However, there are no secondary schools, health or sport and leisure facilities within a reasonable walking distance, which would suggest that people will have to travel significant distances, most likely by car, which will have minor negative effect against this objective. This is somewhat mitigated by the close proximity of several bus stops and PRow in to Billericay.</p> <p>Policy PADC14 commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities and primary schools (in association with PADC13) and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>There are no open spaces within the PADC; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p>	++/-	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRow within walking distance.</p> <p>Policy commits the development to the construction of a local centre and financial contributions to support the expansion of primary health care facilities (in association with other urban extensions) and primary schools and the improvement of local sports and community facilities in line with the Council's Indoor Sports and Community Facilities Standards.</p> <p>The reasonable alternative area contains one formal open space, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy. In addition, improvements will be made to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p> <p>The development of new dwellings within the area will result in increased energy consumption and road travel within the area, with minor negative effects against this objective.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall, it is likely that the reasonable alternative area will have a</p>	++/-

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
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	Therefore, overall it is likely that PADC14 will have a mixed (significant positive and minor negative) effect against this objective.		significant positive and minor negative effect (mixed) effect against this objective.	
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>PADC14 is in a close proximity to a railway to the north, which may cause some noise pollution for new residents. Furthermore, Billericay Sewage Treatment Works is less than 250m to the east, which may cause odour issues for new residents.</p> <p>Policy PADC14 requires a full Waste Water Treatment Work Odour Emission Assessment to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction and operation on existing residents/uses.</p>	-	<p>There are no strategic route ways within close proximity to the reasonable alternative. However, Billericay Sewage Treatment Works is 750m to the east, which may cause odour issues for new residents.</p> <p>Policy requires a full Waste Water Treatment Work Odour Emission Assessment to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works.</p> <p>Core Policy CP14 states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 20 requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely during construction on existing residents/uses.</p>	-
16. Improve water efficiency and achieve sustainable water resource management.	<p>PADC14 is not close to any main waterways. However, there are small pockets of 'Secondary A' bedrock aquifer and Secondary (undifferentiated)' superficial aquifer deposits (EA website) in and around the PADC. Therefore, there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works, Billericay sewage treatment works, is t less than 250m to the east.</p> <p>Policy PADC14 requires development within the PADC to account for</p>	+	<p>The reasonable alternative is not close to any main rivers but does mark the beginning of a tributary of the River Crouch to the south east. A band of Secondary (undifferentiated)' superficial aquifer deposit follows the flow of this tributary through the centre of the area. A small pocket of 'Secondary A' bedrock aquifer sits at the northern tip of the area (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are 750m to the east at the Billericay sewage treatment works.</p>	+

SA objective	PADC 14: East Billericay Urban Extension			
	PADC 14		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
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	<p>ground water vulnerability. Existing sewers that cross the area to be respected and maintained. New sewers are to be constructed to an adoptable standard. A full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to existing Waste Water Treatment Works. Furthermore, where there is limited waste water network capacity downstream, enhancements to network's capacity will be required.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the PADC is likely to have a minor positive effect on this objective.</p>		<p>Policy requires development to account for ground water vulnerability. Existing sewers that cross the area to be respected and maintained. New sewers are to be constructed to an adoptable standard. A full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to existing Waste Water Treatment Works. Furthermore, where there is limited waste water network capacity downstream, enhancements to network's capacity will be required.</p> <p>Core Policy CP14 requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20 seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, through the implementation of the requirements set out in policy, development within the reasonable alternative is likely to have a minor positive effect on this objective.</p>	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16 also seeks to incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this PADC is likely to have a minor positive effect on this objective.</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14 requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation.</p> <p>As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice	<p>Transport modelling suggests that a number of junctions in Billericay are over capacity, including junctions along the A129 and B1007.</p> <p>Policy PADC14 requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p>	--/?	<p>Transport modelling suggests that a number of junctions in Wickford are over capacity, including junctions along the A129 and B1007.</p> <p>Policy requires improvements to the local and strategic road network and pedestrian and cycling linkages to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor.</p>	--/?

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	and channelling development to sustainable locations.	<p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.</p>		<p>Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network.</p> <p>As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.</p>
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 14: Climate Change (+ +/ -). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 		<p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Transport (--?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (--/+?). Objective 3: Biodiversity (--/+?). Objective 11: Access to Services (+ +/ -?). Objective 14: Climate Change (+ +/ -). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. 	

PADC 15: Billericay West Deferred Area of Search

SA objective	PADC 15			
	PADC 15		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>Subject to tree planting to strengthen separation of new development from the existing countryside, the most appropriate opportunities for residential development are within the land immediately north and south of the A129; the land to the south of the strategic western road has a high capacity and the land to the north having a medium capacity. Similarly the land directly to the north of the railway line up to Buckwyns Farm to the north of the town also has a medium capacity for development.</p> <p>The land to the north, south and south west of the town has no/very low or low capacity for development. Small-scale residential to the south of the A129 could be feasible through the retention of an open space buffer beyond new development to west. Development to the far south should be avoided to maintain separation between Billericay and Little Burstead/Laindon; retain distant views from the north East to this Broad Location. Development of Frith Wood should be avoided.</p> <p>The policy states that investigations to mitigate impacts on the local environment will be investigated prior to specific details of the development areas being set out in the Local Plan Site Allocations and Development Management Document. It is also assumed that appropriate and reasonable mitigations will be incorporated in to the design and layout of the development to mitigate any adverse impacts on the landscape and, where possible, enhance important features.</p> <p>It is assumed that given the scale of development under consideration (1,400 homes) and the size of area available to accommodate that development that appropriate landscape mitigation and enhancement measures could be incorporated, resulting in a minor negative effect against this objective; however this effect is uncertain until the specific locations, detailed design and layout are known.</p>	-/?	<p>The reasonable alternative contains a series of small to medium scale fields of medieval origin with no/very low capacity for residential development. Small scale development would be feasible in the lower lying southern and north eastern corners.</p> <p>There is one open space (Sunnymede Primary School Playing Fields) as identified in the PPG17 Open Space Assessment (2010) the northern tip of the reasonable alternative.</p> <p>Policy states that investigations to mitigate impacts on the local environment will be investigated prior to specific details of the development areas being set out in the Local Plan Site Allocations and Development Management Document. It is also assumed that appropriate and reasonable mitigations will be incorporated in to the design and layout of the development to mitigate adverse any impacts on the landscape and, where possible, enhance important features.</p> <p>Core Policy CP9: Conservation and the Historic Environment will protect and where possible enhance landscape character and local distinctiveness within the Borough, Core Policy 11: The Historic Environment seeks to protect the green belt within the Borough, and Core Policy CP10: Green Infrastructure seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 1,400 dwellings have been proposed within policy, which is over two times the capacity originally appraised. The construction of 1,400 dwellings does not constitute small scale development. Therefore, the reasonable alternative is likely to have a significant negative effect against this objective. However, this effect is uncertain until the detailed design and layout of the development are known.</p>	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>This Broad Area falls within Historic Environment Character Area 1: Little Burstead and The Land to the West of Billericay. The relevant sub-character area is 1_3 West of Billericay. This area has a well preserved historic landscape that is considered 'Sensitive to Change' on account of the Landscape and Below Ground Archaeological Deposits. There is evidence of early occupation (Iron Age or Roman) and coaxial field patterns are found to the East and North (medieval or earlier).</p>	+/-/?	<p>The reasonable alternative is considered to be 'Highly Sensitive to Change'.</p> <p>One Grade II listed farm building, Sames Cottage, sits in the southern tip of the reasonable alternative. In addition, the Grade II listed Elms Cottages, Southend Farmhouse and barn, Coxes Farmhouse and Oakhill Farm barn are all within close proximity. The Conservation</p>	+/-/?

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	<p>The southern part of this safeguarded area is adjacent to HECA 1_1: Little Burstead Conservation Area which includes a Grade II* Listed Building. Further South East is the Grade I Listed St Mary Magdalene Church in Great Burstead.</p> <p>Policy PADC15 states that the Highways Authority will carry out further appraisal and mitigation testing to identify suitable highway mitigation to deliver sustainable urban extensions in the PADC as part of the Preferred Spatial Option, including determining the local environment and historic setting impact the works could have to Billericay.</p> <p>Core Policy CP12: The Historic Environment states all development must conserve or enhance the Borough's historic environment.</p> <p>The PADC is 'sensitive to change'. Furthermore, it is unknown whether the design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area, such as Little Burstead Conservation Area containing a Grade II* Listed Building and the Grade I Listed St Mary Magdalene Church in Great Burstead to the south east. As such, a mixed effect, with potential for significant adverse effects is predicted.</p>		<p>Area of Billericay Town Centre lies 700m to the west.</p> <p>Further to these formal designations and listings, archaeological finds dated to the Mesolithic and Medieval periods have been found within close proximity to the reasonable alternative.</p> <p>Policy states that the Highways Authority will carry out further appraisal and mitigation testing to identify suitable highway mitigation to deliver sustainable urban extensions in the reasonable alternative, including determining the local environment and historic setting impact the works could have to Billericay.</p> <p>Core Policy CP12: The Historic Environment states all development must conserve or enhance the Borough's historic environment.</p> <p>The reasonable alternative is 'highly sensitive to change' and it is unknown whether the sensitive design and layout of the development will have a minor positive or significant negative effect on the setting and special character of the heritage assets within and in close proximity to the area. As such, a mixed effect, with potential for significant adverse effects is predicted.</p>	
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The land to the west of Billericay contains a number of key Local Wildlife Sites – namely Frith Wood (also ancient woodland) and Laindon Common to the south and Queens Park Country Park to the north. Furthermore, there are two SSSIs within Billericay (Mill Meadows SSSI and Norsey Wood SSSI) which have the potential to be indirectly impacted by additional recreation pressures generated by the development of up to 1,400 new dwellings to the west of the town.</p> <p>The policy states that investigations to mitigate impacts on the local environment will be investigated prior to specific details of the development areas being set out in the Local Plan Site Allocations and Development Management Document. Development is therefore likely to have due regard to national and local ecological designations within close proximity, survey for protected species, incorporating appropriate mitigating measures into the design of new development.</p> <p>Core Policy CP9: Conservation and the Natural Environment seeks to protect, enhance, restore and improve the connectivity of the Borough's local and national biodiversity assets and international assets within and</p>	-/?	<p>95% of the reasonable alternative is designated as a Protected Species Alert Area.</p> <p>There are two SSSIs in close proximity: Mill Meadow SSSI (in unfavourable but recovering condition) and a Local Nature Reserve boarder the reasonable alternative's western edge; Norsey Wood SSSI (in a favourable condition) and Ancient Woodland lies 650m to the north on the other side of the built up area of Sunnymede and a railway line. Both SSSIs contain Lowland Meadows and Lowland Mixed Deciduous Woodland UK BAP Priority Habitat.</p> <p>Policy states that impacts on the local environment will be considered. Development is therefore likely to have due regard to national and local ecological designations within close proximity, survey for protected species, incorporating appropriate mitigating measures into the design of new development.</p> <p>Core Policy CP9: Conservation and the Natural Environment seeks to protect, enhance, restore and improve the connectivity of the</p>	-/?

SA objective	PADC 15: Billericay West Deferred Area of Search			
	PADC 15		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>outwith the Borough's boundaries.</p> <p>It is assumed that given the scale of development under consideration (1,400 homes) and the size of area available to accommodate that development, that development can avoid direct effects on the Local Wildlife Sites outlined above and incorporate appropriate mitigation and enhancement measures, which would mitigate and offset any significant adverse effects against this objective. Therefore, overall, it is likely that there will be minor negative effects associated with this objective; however this is uncertain until the specific locations, detailed design and layout are known.</p>		<p>Borough's local and national biodiversity assets and international assets in and out of the Borough's boundaries.</p> <p>In the original appraisal of the Broad Locations the area was appraised for 668 dwellings. Up to 1,400 dwellings have been proposed within policy, which is over two times the capacity originally appraised. The construction of 1,400 dwellings does not constitute small scale development and has the potential for significant adverse effects. Furthermore, the reasonable alternative's close proximity to Mill Meadows SSSI make it likely that without more detailed mitigation and enhancement measures there will be significant adverse effects associated with the development's construction and, potentially, the recreational activities of new residents. However, these effects are uncertain until the detailed design and layout of the development are known.</p>	
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>No formal employment land is planned within the PADC. However, policy commits the development of the area to include infrastructure and service provision, which in the short and long-term will generate jobs.</p> <p>The construction of up to 1,400 dwellings will also bring new consumers and temporary construction jobs in to the area.</p> <p>As such, PADC15 is likely to have a minor positive effect against this objective.</p>	+	<p>No formal employment land is planned within the reasonable alternative. However, policy commits the development of the area to include infrastructure and service provision, which in the short and long-term will generate jobs.</p> <p>The construction of up to 1,400 dwellings will also bring new consumers and temporary construction jobs in to the area.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect against this objective.</p>	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>PADC15 is generally within a reasonable walking distance of a good range of existing local centres, with the northern part of the PADC being within walking distance of three local centres each and the southern part being in close proximity to Billericay town centre.</p> <p>Transport modelling suggests that a number of junctions in Billericay could be over-capacity following development throughout the Borough. These are mainly located around the north-south route through Billericay, i.e. the B1007/Stock Road to the A176 Noak Hill Road. If mitigation is not achieved, this could have an adverse effect on Billericay Town Centre.</p> <p>Policy PADC15 states that development within the area will include infrastructure and service provision, which is likely to include</p>	+/-/?	<p>The reasonable alternative is within a reasonable walking distance of four local centres. In addition, there are bus stops and footpaths along Greens Farm Lane to the west, Thynne Road to the north and Southend Road to the South, all of which provide good sustainable transport links to Billericay's service centres. PRoW to the south and east provide access to the village centres of Great Burstead (1km SW) and Crays Hill (3km SE).</p> <p>Transport modelling suggests that a number of junctions in Billericay could be over-capacity. These are mainly located around the north-south route through Billericay, i.e. the B1007/Stock Road to the A176 Noak Hill Road. If mitigation is not achieved, this could have an adverse effect on Billericay Town Centre.</p>	+/-/?

SA objective	PADC 15: Billericay West Deferred Area of Search			
	PADC 15		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<p>improvements to the highways and public transport facilities and services, making it easier for new residents within the PADC to access existing local centres. Whilst some service provision located within the PADC may compete with existing services in existing local centres, development within the PADC is likely to be phased, and it is assumed that new services and facilities would be designed to complement with those in existing centres.</p> <p>Policy PADC15 also requires potential impacts to Billericay's highway network to be investigated to ascertain whether mitigation is possible. Development is also likely to be required to expand and improve new and existing public transport routes, particularly to the North of the Railway Line and to the South of the A129, as well as other sustainable transport links (i.e. walking and cycling) to local centres. Currently, the effects of these mitigations measures are unknown.</p> <p>On balance, it is likely that the reasonable alternative will have an uncertain mixed (minor positive and minor negative effect) against this objective.</p>		<p>Policy requires potential impacts to Billericay's highway network to be investigated to ascertain whether mitigation is possible. However, in addition to highways mitigations measures and the expansion and improvement of new and existing public transport routes, it is likely that new sustainable transport links (i.e. walking and cycling) to centres will be improved. Currently, the effects of these mitigations measures are unknown.</p> <p>On balance, it is likely that the reasonable alternative will have an uncertain mixed (minor positive and minor negative effect) against this objective.</p>	
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>Billericay requires expansion in its existing schools in the north and south of the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy PADC15 states that the proposed development would include appropriate service provision, which is likely to include education facilities.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the PADC is likely to have a minor positive effect on this</p>	+	<p>Billericay requires expansion in its existing schools in the north and south of the town. Furthermore, significant new residential development within the town would require new schools.</p> <p>Policy states that the proposed development would include appropriate service provision, which is likely to include education facilities.</p> <p>Core Policy 7 states the council's intention to use planning obligations to secure apprenticeships during the Borough's key regeneration and development schemes.</p> <p>Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and increase of overall provision, such as the expansion and provision of new primary and secondary schools, requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>As such, the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+

PADC 15: Billericay West Deferred Area of Search

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	objective.			
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>Development within PADC15 will deliver up to 1,400 dwellings within the Borough, which will have a significant positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact of new development, specifically residential development, on Billericay's highway network is to be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation and therefore the feasibility of the total 1,400 dwellings proposed within the PADC.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the PADC is likely to have a significant positive effect against this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Billericay, can be fully explored.</p>	++/?	<p>Development within the reasonable alternative will deliver up to 1,400 dwellings within the Borough, which will have a significant positive impact on the Borough's overall housing need of 16,000 dwellings.</p> <p>The impact to Billericay's highway network will be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation to reduce the level of impact.</p> <p>Core Policy 3 requires up to 36% of affordable housing on all sites of 10 dwellings or more or on land of more than 0.2ha, with a view to providing 5,760 affordable homes across the Borough within the plan period.</p> <p>Core Policy 4 requires developments of 10 or more dwellings to provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough, taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.</p> <p>As such, the reasonable alternative is likely to have a significant positive effect against this objective, with some uncertainty until the potential for highway mitigation, and thus feasibility of residential development in Basildon, can be fully explored.</p>	++/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, development within PADC15 area will include service provision, which is likely to include appropriate primary care health facilities, open spaces and sports facilities.</p> <p>Core Policy 17: Health and Wellbeing supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock</p>	+	<p>The location of residential development is not considered to directly influence health inequality, mortality rates or fuel poverty. However, development within the reasonable alternative area will include service provision, which is likely to include appropriate primary care health facilities, open spaces and sports facilities.</p> <p>Core Policy 17 supports the provision of new and improved community-based health care facilities, as well as the Borough's acute health care facilities, such as Basildon and Thurrock University</p>	+

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	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	environment.	<p>University Hospitals. Furthermore, CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that the PADC will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>		<p>Hospitals. Furthermore, CP17 requires a Health Impact Assessment (HIA) to be submitted in support of all EIA planning applications.</p> <p>It is therefore considered that the reasonable alternative will contribute to the health and well-being of the Borough's residents, having a minor positive effect overall.</p>
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>PADC15 is not expected to have a significant effect on this objective. However, policy states that provision will be made for local services, which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>PADC15 states that the potential impact to Billericay's highway network will be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. Such mitigation is likely to improve the safety of strategic highways in and around Billericay, with minor positive effects against this objective. However, until there is evidence that satisfactory mitigation can be achieved without adverse effects on Billericay, there is uncertainty in the appraisal.</p> <p>Core Policy CP13: Design and the Built Environment states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development within PADC15 will have a minor positive, uncertain effect on this objective.</p>	+/?	<p>This reasonable alternative is not expected to have a significant effect on this objective. However, policy states that provision will be made for local services, which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>Policy states that the potential impact to Billericay's highway network will be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. Such mitigation is likely to improve the safety of strategic highways in and around Billericay, with minor positive effects against this objective. However, until there is evidence that satisfactory mitigation can be achieved without adverse effects on Billericay, there is uncertainty in the appraisal.</p> <p>Core Policy CP13: Design and the Built Environment states developments should utilise designs that create safe environments, reduce the likelihood of and peoples' fear of crime and anti-social behaviours and encourage community cohesion in new and existing communities.</p> <p>As such, it is considered development at this reasonable alternative will have a minor positive, uncertain effect on this objective.</p>	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	<p>60% of the land within PADC15 is within an area of the Borough recognised as representing the least deprived 20% area in the Country (80-100%), whereas the remaining 40%, all of which is located to the north of the railway line is deemed to be deprived, or below the national average (20-40%).</p>	+	<p>70% of the reasonable alternative is within an area of the Borough recognised as representing the least deprived 20% in the Country (80-100%). Approximately 30% is within the average band for deprivation in the Country (40-60%).</p> <p>Policy states that provision will be made for local services, which are</p>	0

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	<p>Policy PADC15 states that provision will be made for local services, which are likely to include social/community facilities, including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>As there is potential for regeneration within the northern half of the PADC, it is likely that PADC15 will have a minor positive effect on this objective.</p>		<p>likely to include social/community facilities, including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>There is negligible potential to reduce the existing levels of deprivation within Billericay. It is therefore considered likely that development at this reasonable alternative will have a negligible effect on this objective.</p>	
11. Improve accessibility to and enhance local services and facilities.	<p>PADC15 is generally within close proximity to a good range of existing facilities and services. Most areas within the large PADC have access to primary and secondary education facilities and health facilities, open spaces, bus stops and PRoW; however, locations north and south of the railway line are not within a reasonable walking distance of a secondary school. Locations within the southern half of the PADC, are also close to the town centre.</p> <p>Policy PADC15 states that provision will be made for local services which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside and new public transport links to existing centres, particularly to the area to the North of the Railway Line and to the South of the A129, will be made.</p> <p>There are several formal open spaces to the west of Billericay – Mountnessing Road open space, Billericay Tennis Club/Cricket Club and Billericay Town Football Club, Land North and South of Hannakins Farm and Laindon Common. Without appropriate provision/protection these open spaces could potentially be lost with the development of the area, with adverse effects for this objective; however it is assumed that formal and informal open space provision would be provided in accordance with the Council’s adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and</p>	++/-/?	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance.</p> <p>Policy states that provision will be made for local services which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside and new public transport links to existing centres will be made.</p> <p>There reasonable alternative contains one formal open space (Sunnymede Primary School Playing Fields) which could potentially be lost with the development of the area, with adverse effects for this objective; however, it is assumed that formal and informal open space provision would be provided in accordance with the Council’s adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Core Policy 18: Education, Community, Leisure & Cultural Facilities resists the loss of existing social, leisure and cultural facilities and encourages their enhancement and the increase of overall provision, such as the expansion and provision of new primary and secondary schools, the delivery of appropriate training schemes and apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The good location of the reasonable alternative, with its good access to a range of essential facilities and services, combined with plans to</p>	++/-/?

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	<p>apprenticeships, refurbishment of swimming pools and leisure centres, the efficient provision of multi-purpose community facilities and requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities.</p> <p>The PADC is within walking distance of a good range of facilities and services, combined with plans to provide services and transport infrastructure would suggest that the 1,400 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that PADC15 will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>		<p>provide adequate services and transport infrastructure would suggest that the 1,400 new dwellings would have access to a sufficient range of local facilities and services. However, it is uncertain what the capacity of the existing facilities and services are. Therefore, overall it is likely that the reasonable alternative area will have a significant positive and minor negative effect (mixed) effect against this objective, with some uncertainty.</p>	
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.	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billerica.</p> <p>Core Policy CP14: Environmental Quality seeks to make the best use of brownfield land which will ensure the previously developed land within this PADC is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-	<p>Grade 3 agricultural land and green belt land would be lost to future development. It is unclear whether this is Grade 3a or 3b. No dwellings are planned for development within the existing urban edge of Billerica.</p> <p>Core Policy CP14: Environmental Quality seeks to make the best use of brownfield land which will ensure the previously developed land within this reasonable alternative is used to its maximum potential.</p> <p>Overall, within the area identified, there is likely to be a minor negative effect against this objective.</p>	-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>The northern portion of PADC15 is the only area in close proximity to waterways, Critical Drainage Areas and Surface Water Flooding Hotspots. This includes tributaries of the River Wid (to the North-West) which are designated as Flood Zones 3a, designated as functional flood plain, and Flood Zone 2. Furthermore, there are significant pockets of land at risk from surface water flooding.</p> <p>Further south, there is less risk of flooding.</p> <p>It is likely that development within the PADC will be required to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk</p>	-/?	<p>The reasonable alternative sits within two Critical Drainage Areas, the northern half in BAS4 (Sunnymede) CDA and the southern tip in BAS5 (South Green), but is not located within or in close proximity to areas susceptible to flooding, i.e. there are no waterways or flood zones. However, there are a few very small pockets of land which have been susceptible to some surface water flooding.</p> <p>It is likely that development within the reasonable alternative will be required to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan</p>	-/?

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	<p>Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16: Flood Risk Management seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>		<p>to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.</p> <p>Core Policy CP16: Flood Risk Management seeks to ensure new development does not contribute to increased flood risk onsite or elsewhere, and where appropriate, incorporates SuDS.</p> <p>Such mitigation is likely to reduce the significance of the negative effect of development within the area from a significant negative effect to a minor negative effect, with some uncertainty due to the lack of detail as to the specific location, layout and design of the final development.</p>	
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>PADC15 is generally within close proximity to a good range of existing facilities and services. Most areas within the large PADC have access to primary and secondary education facilities and health facilities, open spaces, bus stops and PRoW, which make it easy for people to travel to and from local centres sustainably. Locations to the north and south of the railway line are not within a reasonable walking distance of a secondary school. Locations within the the southern half of the PADC, are also close to Billericay town centre. However, the significant number of dwellings planned for within the area will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the PADC will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy PADC15 states that provision will be made for local services which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside and new public transport links to existing centres, particularly to the area to the North of the Railway Line and to the South of the A129, will be made.</p> <p>There are several formal open spaces to the west of Billericay – Mountnessing Road open space, Billericay Tennis Club/Cricket Club and Billericay Town Football Club, Land North and South of Hannakins Farm and Laindon Common. Without appropriate provision/protection these open spaces could potentially be lost with the development of the area,</p>	++/--	<p>The reasonable alternative is within walking distance of approximately eight types of essential facilities and services, including education and health facilities and services. There are also several bus stops and PRoW within walking distance, which make it easy for people to travel to and from local centres sustainably. However, the significant number of dwellings planned for within the area will significantly increase energy consumption and road travel within the area, with significant adverse effects against this objective.</p> <p>New facilities and services provided within the reasonable alternative will have a minor positive effect against this objective, reducing the need for residents and workers to have to travel by car. Policy states that provision will be made for local services, which are likely to include social/community facilities including schools, primary care health facilities and local sports and community facilities. It is also likely that improvements to road, cycle and pedestrian links between local centres and the wider countryside will be improved.</p> <p>The reasonable alternative area contains one formal open space, which could potentially be lost with the development of the area; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the reasonable alternative will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p>	++/--

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		<p>with adverse effects for this objective; however it is assumed that formal and informal open space provision would be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.</p> <p>Development within the PADC will be required to include on-site energy generation and energy efficiency measures where appropriate, in line with national standards, which will have a positive effect.</p> <p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall it is likely that PADC15 will have a significant positive and significant negative effect (mixed) effect against this objective.</p>		<p>Core Policy CP15 sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Core Policy CP10 which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating and adapting to climate change within the area.</p> <p>Overall it is likely that the reasonable alternative area will have a significant positive and significant negative effect (mixed) effect against this objective.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>Shenfield and Hutton Sewage Treatment Works is in close proximity to the western boundary of the Borough. Development west of Billericay could be within 1km of the works, with potential for odour issues for new residents.</p> <p>Furthermore, there are a number of strategic route ways which run through the PADC – a railway line, the A129 and A176 – all of which could generate noise, with adverse impacts against this objective.</p> <p>Core Policy CP14: Environmental Quality states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 19: Transport Infrastructure requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans,</p>		<p>There are no strategic route ways within close proximity to the reasonable alternative. However, Billericay Sewage Treatment Works is 750m to the east, which may cause odour issues for new residents.</p> <p>Core Policy CP14: Environmental Quality states new development should contribute positively to maintaining/improving air quality within the Borough and noise and soil pollution is minimised and maintained to an acceptable level. Development which will contribute to or be put at an unacceptable risk from high levels of air, soil, noise or water pollution will not be permitted.</p> <p>Core Policy CP10: Green Infrastructure which seeks to protect, restore, extend and enhance Basildon's Green Infrastructure network, could contribute to mitigating the effects of noisy land uses in close proximity to the area.</p> <p>Finally, Core Policy 19: Transport Infrastructure requires development to minimise the negative impacts of transport, including air and noise pollution, through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise,</p>	

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		<p>implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles.</p> <p>Although policy will ensure no 'unacceptable' adverse levels of noise, land, air or water pollution occur, a minor adverse effect is still likely without plans for more mitigation measures during the construction and operational phases of the development.</p>		<p>land, air or water pollution occur, a minor adverse effect is still likely without plans for more mitigation measures during the construction and operational phases of the development.</p>
16. Improve water efficiency and achieve sustainable water resource management.	<p>The northern portion of PADC15 is the only area in close proximity to waterways, Critical Drainage Areas and Surface Water Flooding Hotspots. Bands of Secondary (undifferentiated) superficial aquifer deposits follow the flow of the tributaries of the River Wid along the borders in the north of the PADC.</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are Shenfield and Hutton close to the north-western boundary of the area.</p> <p>Development is likely to be required to account for ground water vulnerability. Furthermore sewers will have to be constructed to an adoptable standard.</p> <p>Core Policy CP14: Environmental Quality requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20: Developer Contributions seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, development within PADC15 is likely to have a minor positive effect on this objective.</p>	+	<p>The reasonable alternative is not close to any main rivers but does mark the beginning of a tributary of the River Crouch to the south east. A band of Secondary (undifferentiated)' superficial aquifer deposit follows the flow of this tributary through the centre of the area. A small pocket of 'Secondary A' bedrock aquifer sits at the northern tip of the area (EA website). Thus there is potential for localised water pollution (although this is uncertain and could be managed by good practice).</p> <p>There is currently volumic capacity within the waste water treatment works. The closest sewage treatment works are 750m to the east at the Billerica sewage treatment works.</p> <p>Development is likely to be required to account for ground water vulnerability. Furthermore sewers will have to be constructed to an adoptable standard.</p> <p>Core Policy CP14: Environmental Quality requires development to support water efficient design and assess the impact of development on water quality. Core Policy CP20: Developer Contributions seeks to ensure new development does not adversely affect the Borough's existing infrastructure and where necessary, meet the reasonable cost of new infrastructure made necessary by proposed developments.</p> <p>As such, development within the reasonable alternative is likely to have a minor positive effect on this objective.</p>	+
17. Adopt building and public realm designs which ensure the Borough is prepared for	<p>The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16: Flood Risk Management also seeks to incorporate SuDS where possible and</p>	+	<p>The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP15: Energy Efficiency sets out the sustainable construction requirements for all new developments and when renewable energy schemes will be considered. Policy CP16: Flood Risk Management also seeks to</p>	+

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	the impacts of climate change.	ensure developments do not contribute to flood risk on and offsite. As such, PADC15 is likely to have a minor positive effect on this objective.		incorporate SuDS where possible and ensure developments do not contribute to flood risk on and offsite. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location of this PADC is not expected to have an effect on this objective. However, Core Policy CP14: Environmental Quality requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, PADC15 is likely to have a minor positive effect on this objective.	+	The location of this reasonable alternative is not expected to have an effect on this objective. However, Core Policy CP14: Environmental Quality requires all new developments to make provision for minimising waste generation and maximising recycling within developments during construction and operation. As such, development at this reasonable alternative is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Transport modelling suggests that a number of junctions in Billericay could be over-capacity. These are mainly located around the north-south route through Billericay, i.e. the B1007/Stock Road to the A176 Noak Hill Road. Policy PADC15 states the impact to Billericay's highway network will be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation to reduce the level of impact. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such, there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this PADC.	--/?	Transport modelling suggests that a number of junctions in Billericay could be over-capacity. These are mainly located around the north-south route through Billericay, i.e. the B1007/Stock Road to the A176 Noak Hill Road. Policy states the impact to Billericay's highway network will be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area. However, until more details are known, there is uncertainty attached to the potential for mitigation to reduce the level of impact. Core Policy 19 requires new developments that have significant transport implications to include a transport assessment as part of a planning application, including an outline of the measures and financial contributions to be incorporated in to the development to provide an adequate level of accessibility by all modes of transport (preferably sustainable modes) and mitigating the impacts of the development on the transport network. As such there is likely to be a significant negative effect against this objective, with some uncertainty due to the fact that it is not certain if mitigation would mitigate the impact of the additional car and freight based traffic anticipated through this reasonable alternative.	--/?

SA objective	PADC 15: Billericay West Deferred Area of Search			
	PADC 15		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 7: Housing (++?). <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 19 Traffic congestion (--?). <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (+/--?). Objective 11: Access to Services (++/--?). Objective 14: Climate Change (++/--). <p>Recommendations</p> <ul style="list-style-type: none"> The following mitigation measures are recommended to conserve and enhance the landscape in and around PADC15: <ul style="list-style-type: none"> Tree planting to strengthen separation between new development in North West Billericay and to the existing countryside. Open space buffer to the West beyond new development to the west. Avoid development to the far south of the West Billericay Safeguarded Area to maintain separation between Billericay and Little Burstead/Laindon. Retain distant views from North East of Billericay to open countryside in the South West. Avoid development of Frith Wood. The following open spaces should be safeguarded through appropriate planning policy: <ul style="list-style-type: none"> Mountnessing Road open space. Billericay Tennis Club/Cricket Club and Billericay Town Football Club. Land North and South of Hannakins Farm. 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 7: Housing (++?). <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (--?). Objective 3: Biodiversity (--?). Objective 19 Traffic congestion (--?). <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (+/--?). Objective 11: Access to Services (++/--?). Objective 14: Climate Change (++/--). <p>Recommendations</p> <ul style="list-style-type: none"> Any loss of existing open space should be appropriately mitigated through the provision of new open space within the area or improvements to access and quality of existing open spaces within a reasonable walking distance from the area. Additional mitigation measures should be considered to conserve the quality of the SSSIs in close proximity to the reasonable alternative, to mitigate and offset the potential indirect adverse effects associated with a localised increase in population. Given that the historic character and setting of the area is highly sensitive to change, further consideration might be given to how detailed design and layout of the significant development within the area might have a positive impact on the listed buildings within close proximity. Consideration should be given to the potential of odour impacts from Billericay Sewage Treatment Works 750m to the east, with development being informed by an Odour Assessment to determine the WWTWs effect on the area's developability. 	

SA objective	PADC 15: Billericay West Deferred Area of Search			
	PADC 15		Urban extension on land adjacent to Mill Meadows (Snails Hall Farm or Adjacent to Norsey Wood)	
	SA Commentary	Likely Effect	SA Commentary	Likely Effect
	<ul style="list-style-type: none"> o Laindon Common • Development to the far south of Billericay should be avoided to maintain separation between Little Burstead, minimise potential adverse impacts on the setting of Grade I and II* Listed Buildings and safeguard existing Green Belt Land which is serving to restrict coalescence between Billericay and Little and Great Burstead and Basildon. • Maintain Green Belt separation between Billericay and Hutton to the West (i.e. avoiding developing up to the western Borough Boundary). • Development should seek to avoid direct impacts on the key Local Wildlife Sites in the area including <ul style="list-style-type: none"> o Frith Wood (also an ancient woodland); and o Queens Park Country Park. • A suitable buffer/set back should be retained between any new development in close proximity to Frith Wood Ancient Woodland to avoid significant adverse indirect impacts on the woodland area. • There is potential to enhance and offset ecological impacts on Mill Meadows SSSI, Norsey Wood SSSI and the relevant Local Wildlife Sites through the extension of Queens Park Country Park and the provision of alternative open/greenspace to the South. • New public transport links will be required to existing centres prior to development, including new public transport links particularly to the area to the North of the Railway Line and to the South of the A129. • Development to the North should avoid exacerbating flood risk associated with the River Wid and the River Crouch. • Consideration should be given to the potential of odour impacts from Shenfield and Hutton Sewage Treatment Works outside the Borough, with development being informed by an Odour Assessment to determine the WWTWs effect on the area's developability. • Consideration should be given to mitigate noise generated by the railway line, A129 and A176, through natural screening. 			

Appendix 6

Core Policies SA Matrices

Core Policy 1 Alternative Options

Alternative 1: Spatial Options 2B

This option would still direct the greatest amount of housing to Basildon (9,025 dwellings) but less employment (42.7ha). More development would be directed to Billericay (3,100 dwellings and 3ha of employment land) and Wickford (3,300 homes and 3.3ha of employment land) than under the preferred Core Policy 1. The same amount of development would be directed to the serviced and unserved settlements.

The key difference to the preferred option is that more development would be directed to the Green Belt around Billericay and Wickford.

Alternative 2: Spatial Option 2c

This option would direct 11,655 homes to Basildon and 48ha of employment provision which is the greatest of all the options considered. Billericay and Wickford would accommodate (1,800 and 1,970 dwellings respectively) and 0.3ha and 0.7ha of employment land.

The same amount of development would be directed to the serviced and unserved settlements.

The key difference to the preferred option is that more development would be directed to the Green Belt around Basildon.

Alternative 2: Allow Market Factors to Decide

The NPPF paragraph 47 requires local authorities to: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the Plan period.

They are also required to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.... And identify a supply of specific, developable sites or broad locations for growth for 6-10 years, and where, possible, for years 11-15.

As such this is not considered a reasonable option and is not considered further.

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	This option would direct the majority of growth to Basildon town (including Laindon and Pitsea) (10,125), including 5,650 in the Basildon urban area and potential for 37.7ha of employment provision on urban land in the Basildon. 2,500 homes would be delivered in		This option would still direct the greatest amount of housing to Basildon (9,025 dwellings) but less employment (42.7ha). More development would be directed to Billericay (3,100 dwellings and 3ha of employment land) and Wickford (3,300 homes and 3.3ha of		This option would direct 11,655 homes to Basildon and 48ha of employment provision which is the greatest of all the options considered. Billericay and Wickford would accommodate (1,800 and 1,970 dwellings respectively) and 0.3ha and 0.7ha of employment land.	

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>Billericay (there will be no additional units in the urban area over and above that already completed or permitted as land has not been brought forward); 2,800 dwellings would be delivered in Wickford of which 1,050 could be accommodated in the urban area including units already completed or committed. 0.3ha of employment land could be delivered in Wickford urban area resulting in 38ha of employment land in total in the urban area.</p> <p>Development would also be directed to the serviced settlements of Crays Hill, Ramsden Bell House and Bowers Gifford (200) and the unserviced plotland settlements (375).</p> <p>Development in the Green Belt (9,100 homes and 11ha of employment land) would be via a series of Primary Areas of Development and Change (PADCs) to the west and east and south east of Billericay; the north east, south, west and north west of Wickford and the west and north east of Basildon (5.5ha of employment land would be directed to the two PADCs West and North East of Basildon). Some minor amendments to the Green Belt would also be required to deliver the balance of 9,100.</p> <p>All options would deliver the Borough's objectively assessed housing need of 16,000 homes.</p>		<p>employment land) than under the preferred Core Policy 1. The same amount of development would be directed to the serviced and unserviced settlements.</p> <p>The key difference to the preferred option is that more development would be directed to the Green Belt around Billericay and Wickford.</p>		<p>The same amount of development would be directed to the serviced and unserviced settlements.</p> <p>The key difference to the preferred option is that more development would be directed to the Green Belt around Basildon.</p>	
1. Conserving and enhancing the diverse natural and urban landscape, countryside	<p>The Council is seeking to meet its objectively assessed housing need of 16,000 homes. This will require development of approximately 9,100 dwellings and 11ha of employment land in the Green Belt. Approximately 6,900 homes and 38ha of employment land can be</p>		<p>The Council is seeking to meet its objectively assessed housing need of 16,000 homes. This will required development of 9,100 dwellings and 11 ha of employment land in the Green Belt.</p>		<p>The Council is seeking to meet is objectively assessed housing need of 16,000 homes. This will require development of 9,100 dwellings and 11ha of employment land in the Green Belt.</p>	

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
and green spaces, of Basildon Borough.	<p>accommodated in the Borough's urban area taking account of existing completions, dwellings with planning consents, SHLAA availability in the urban area and town centre capacity.</p> <p>Development will be delivered through fifteen Primary Areas for Development Change (with the exception of PAD7: South Essex Marshes which relates to enhancement of an area for nature conservation).</p> <p>Development in the Green Belt will involve a number of large-scale urban extensions.</p> <p>Development has been directed to areas of lower landscape capacity as far as possible in line with the Landscape Capacity and Green Belt Study (2013), however, there will be areas of higher landscape sensitivity affected. In particular, concentrating development of up to 2,300 dwellings west of Basildon and 2,000 dwellings to the North East of Basildon will be difficult to mitigate given the scale of development proposed.</p> <p>Town Centre Regeneration is likely to result in adverse effects during construction, however, in the long term significant improvements are anticipated for Basildon's town centres.</p> <p>Mitigation would be provided through CP9: Conservation and the</p>	++/-- /?	<p>Approximately 6,900 homes and 38ha of employment land can be accommodated in the Borough's urban area taking account of existing completions, dwellings with planning consents, SHLAA availability in the urban area and town centre capacity.</p> <p>Development in the Green Belt will involve a number of large-scale urban extensions.</p> <p>It is assumed that town centre regeneration would occur as per the preferred policy which is likely to result in long term improvements in the urban areas of the towns.</p> <p>Increasing the amount of development including employment, particularly in Billericay is likely to result in significant adverse effects on the landscape increasing the amount of development within and close to areas with no/very low capacity for development.</p> <p>As such an overall significant mixed effect is predicted reflecting the scale of development in the Borough and the potential for substantial long term regeneration in the towns.</p>	++/-- /?	<p>Approximately 6,900 homes and 38ha of employment land can be accommodated in the Borough's urban area taking account of existing completions, dwellings with planning consents, SHLAA availability in the urban area and town centre capacity.</p> <p>Development in the Green Belt will involve a number of large-scale urban extensions.</p> <p>It is assumed that town centre regeneration would occur as per the preferred policy which is likely to result in long term improvements in the urban areas of the towns.</p> <p>Directing the majority of development to Basildon's Green Belt could result in significant effects on the landscape of the town, particularly to the East where development could encroach East of North Benfleet reducing the strategic gap between Basildon Borough and Castle Point. Mitigation, e.g. creation of a sub-regional park, informal open space in the remaining gap could provide some mitigation.</p> <p>As such an overall significant mixed effect is predicted reflecting the scale of development in the Borough and the</p>	++/-- /?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>Natural Environment and through specific mitigation in the PADC policies themselves.</p> <p>As such, significant positive and significant adverse effects are predicted overall reflecting the scale of development in the Green Belt.</p>				potential for substantial long term regeneration in the towns.	
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>The Borough has a number of designated heritage assets including Scheduled Monuments (in Billericay and Basildon), four Conservation Areas and Grade I, Grade II* and Grade II Listed Buildings.</p> <p>The Historic Environment Characterisation Zone for the Borough notes that parts of the borough are of 'high sensitivity to change' and could be adversely affected by new development either through impacts on the setting of designated assets or removal of underground archaeology.</p> <p>Development in the Borough's town centres could adversely affect the setting of listed buildings, although coordinated development through the PADC approach should deliver improvements in townscape in the longer term.</p> <p>PADCs in the Green Belt often incorporate or are close to listed buildings and setting may be an issue, particularly in respect of PADCs to the West of the Borough, East Basildon and to the west and</p>	+/--/?	<p>The Borough has a number of designated heritage assets including Scheduled Monuments (in Billericay and Basildon), four Conservation Areas and Grade I, Grade II* and Grade II Listed Buildings.</p> <p>The Historic Environment Characterisation Zone for the Borough notes that parts of the borough are of 'high sensitivity to change'.</p> <p>Development in the Borough's town centres could adversely affect the setting of listed buildings, it is assumed that a similar coordinated approach to development (as per the preferred option) would be adopted here and should deliver improvements in townscape in the longer term.</p> <p>This option would direct more development to Billericay and Wickford which could adversely affect the Conservation Areas of Little and Great Burstead and associated Listed Buildings, including the setting of the Grade I Listed St Mary Magdalene Church in Great Burstead.</p>	+/--/?	<p>The Borough has a number of designated heritage assets including Scheduled Monuments (in Billericay and Basildon), four Conservation Areas and Grade I, Grade II* and Grade II Listed Buildings.</p> <p>The Historic Environment Characterisation Zone for the Borough notes that parts of the borough are of 'high sensitivity to change'.</p> <p>Development in the Borough's town centres could adversely affect the setting of listed buildings, it is assumed that a similar coordinated approach to development (as per the preferred option) would be adopted here and should deliver improvements in townscape in the longer term.</p> <p>Under this option, the greatest amount of development would be directed to Basildon. This could adversely affect the setting of two Grade II* Listed Buildings to the East of the Town, and the setting of Thorndon Hall Registered Park and Garden to the West of Basildon (outwith the Borough). Furthermore, it may be difficult to fully mitigate the effect on the setting of Grade II Listed Buildings to</p>	+/--/?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>north east of Wickford.</p> <p>Recognising that mitigation is built into PADC policies and Core Policy 12: Conserving the Historic Environment should help minimise adverse effects significant mixed effects are anticipated. This reflects the extensive urban extensions to west of the Borough which could harm the setting of Listed Buildings and Thorndon Hall Registered Park and Garden further west, outwith the Borough Boundary.</p>		<p>Much of the area proposed for development in Wickford is considered 'Highly Sensitive to Change' on account of the potential to encounter underground archaeology (there is evidence of Mesolithic and Bronze Age period archaeology); as well as the presence of medieval moated sites. Development to the west of Wickford, which could be more concentrated under this option would also need to consider potential impacts on the setting of Grade II * Listed Church of St Mary in Ramsden Bellhouse.</p> <p>Reflecting the potential for mitigation (which it is assumed would also come forward under this option) a mixed positive and significant adverse effect is anticipated.</p>		<p>the West of the Town.</p> <p>Effects on Billericay and Wickford are expected to be less as the amount of growth in these towns would be less under this option.</p> <p>Reflecting the potential for mitigation (which it is assumed would also come forward under this option) a mixed positive and significant adverse effect is anticipated.</p>	
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>The settlement housing distribution has been developed to avoid the Borough's most significant nature conservation assets (SSSIs and ancient woodland). However, in order to accommodate all the growth in the Borough, indirect and partial direct impacts on Local Wildlife Sites, the Borough's protected species and habitats is predicted.</p> <p>Mitigation through CP9: Conservation and the Natural Environment and CP10: Green infrastructure will mitigate effects to some extent and overall mixed</p>	+/--/?	<p>Similar to the preferred option, this option seeks to avoid development of the Borough's most significant nature conservation assets (SSSIs and ancient woodland). However, in order to accommodate all the growth in the Borough, indirect and partial direct impacts on the Local Wildlife Sites, the Borough's protected species and habitats is predicted.</p> <p>This option directs more growth to the Green Belt to Wickford and Billericay. The South, East and South West of Billericay is particularly sensitive given the presence of two SSSIs, ancient</p>	--/?	<p>Similar to the preferred option, this option seeks to avoid development of the Borough's most significant nature conservation assets (SSSIs and ancient woodland). However, in order to accommodate all the growth in the Borough, indirect and partial direct impacts on the Local Wildlife Sites, the Borough's protected species and habitats is predicted.</p> <p>This option directs more growth to the Green Belt in Basildon. The South of Basildon is particularly sensitive for biodiversity, containing a network of SSSIs including Basildon Meadows, Vange and Fobbing Meadows and Pitsea</p>	--/?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>effects are predicted with potential for significant adverse effects due to the potential for increased recreational pressure and other indirect effects (e.g. pollution on biodiversity assets to the south of Basildon).</p> <p>Impacts on the Internationally designated nature conservation sites outside the Borough is considered through the HRA.</p>		<p>woodland and a number of Local Wildlife Sites which could be adversely affected by the greater amount of development here – e.g. indirect impacts on the SSSIs and ancient woodland through recreational pressure and pollution. Furthermore, increasing the amount of development in Wickford which is within 2.5km of the Crouch & Roach Estuaries SPA, Ramsar and SAC could also result in adverse effects.</p> <p>Less development to Basildon could reduce the pressure on the designated nature conservation assets to the South of the Borough.</p> <p>Significant adverse effects are predicted, although this is uncertain as mitigation could be implemented to reduce impacts.</p>		<p>Marsh as well as a number of Local Wildlife Sites and ancient woodland.</p> <p>Whilst development in and around Basildon would avoid the nationally designated assets and generally avoid the local level assets, development of this quantum in Basildon could significantly adversely affect these assets through indirect effects such as recreational pressure and pollution. Furthermore, Benfleet & Southend Marshes Ramsar and SAC lies within 5km to the south-east of Basildon.</p> <p>Significant adverse effects are predicted, although this is uncertain as mitigation could be implemented to reduce impacts.</p>	
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	<p>CP1 seeks to deliver sufficient employment land to provide jobs to accommodate the Borough's objectively assessed housing need. This includes 37ha in the Borough's urban area and 11ha in the Green Belt. The amounts are consistent with the Borough's Employment Land and Premises Study (Atkins, 2013).</p> <p>PADC3: A127 Enterprise Corridor and CP7: Supporting and Sustaining the Local Economy provide mechanisms to support future employment development seeking to consolidate existing B uses along the A127 corridor and retain town</p>	++	<p>This option seeks to deliver sufficient employment land to provide jobs to accommodate the Borough's objectively assessed housing need. This includes 37ha in the Borough's urban area and 11ha in the Green Belt. The amounts are consistent with the Borough's Employment Land and Premises Study (Atkins, 2013).</p> <p>It is assumed that similar policies to the preferred option would be in place to support future employment.</p> <p>As such, significant positive effects are predicted.</p>	++	<p>This option seeks to deliver sufficient employment land to provide jobs to accommodate the Borough's objectively assessed housing need. This includes 37ha in the Borough's urban area and 11ha in the Green Belt. The amounts are consistent with the Borough's Employment Land and Premises Study (Atkins, 2013).</p> <p>It is assumed that similar policies to the preferred option would be in place to support future employment.</p> <p>As such, significant positive effects are predicted.</p>	++

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	centres as the main retail areas. PADCs 5 & 6 include employment as part of major mixed use developments and are likely to score significantly positively against this objective. As employment is also included within the Town Centre Regeneration Policies, significant positive effects are predicted for these also.					
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	PADCs 1, 2 and 8 set out development proposals for the town centres of Basildon, Laindon and Wickford. This allows for up to 2,200 units (2,000 in Basildon, 150 in Laindon and 50 in Wickford) as well as employment uses. As such there are expected to be significant positive effects on this objective.	++/?	It is assumed that town centre regeneration would be delivered as per the preferred option.	++/?	It is assumed that town centre regeneration would be delivered as per the preferred option.	++/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	There are known capacity issues in the Borough's schools, particularly in Billericay and Wickford and an oversupply of places in Basildon Schools. Delivery of an extra 16,000 homes could have significant implications for educational provision in the Borough. The Green Belt PADCs seek to contribute financially to existing schools and/or deliver new primary and secondary schools on site.	++	There are known to be capacity issues in the Borough's schools, particularly in Billericay and Wickford and an oversupply of places in Basildon Schools. Delivery of an extra 16,000 homes could have significant implications for educational provision in the Borough. It is assumed that the same mitigation and policy support to maintaining and enhancing existing school places would occur in respect of this option.	+/-	There are known to be capacity issues in the Borough's schools, particularly in Billericay and Wickford and an oversupply of places in Basildon Schools. Delivery of an extra 16,000 homes could have significant implications for educational provision in the Borough. It is assumed that the same mitigation and policy support to maintaining and enhancing existing school places would occur in respect of this option.	++

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>PADC 4: Nethermayne Urban Extension would facilitate the relocation of South Essex College to Basildon Town Centre ensuring it is in a more accessible location.</p> <p>Core Policies 18 and 20 should ensure schools are delivered in step with or in advance of development.</p> <p>Overall a significant positive effect is anticipated.</p>		<p>However, as need for school places in Billericay and Wickford is more acute and as this option directs more development to these towns an adverse score is predicted. The positive score reflects the potential for mitigation as per the preferred option.</p>			
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>As the Borough is seeking to deliver its objectively assessed housing need of 16,000 homes a significant positive effect is anticipated. An uncertain score is predicted reflecting uncertainty regarding the delivery of 1,400 dwellings through PADC 15: Billericay West Deferred Area of Search due to possible transport issues.</p> <p>The Borough is not delivering all of the objectively assessed housing need for gypsies & travellers and travelling showpeople in the Borough and as such an adverse effect is anticipated.</p>	++/-/?	<p>As the Borough is seeking to deliver its objectively assessed housing need of 16,000 homes a significant positive effect is anticipated. An uncertain score is predicted reflecting uncertainty regarding the delivery of 1,400 dwellings through PADC 15: Billericay West Deferred Area of Search due to possible transport issues.</p> <p>The Borough is not delivering all of the objectively assessed housing need for gypsies & travellers and travelling showpeople in the Borough and as such an adverse effect is anticipated.</p>	++/-/?	<p>As the Borough is seeking to deliver its objectively assessed housing need of 16,000 homes a significant positive effect is anticipated. An uncertain score is predicted reflecting uncertainty regarding the delivery of 1,400 dwellings through PADC 15: Billericay West Deferred Area of Search due to possible transport issues.</p> <p>The Borough is not delivering all of the objectively assessed housing need for gypsies & travellers and travelling showpeople in the Borough and as such an adverse effect is anticipated.</p>	++/-/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the	<p>The PADCs variously incorporate proposals to enhance existing or contribute to new healthcare facilities which should help meet the need arising from the additional 16,000 homes.</p> <p>CP17: Health and Well-being also supports the development and</p>	+	<p>It is assumed that in line with the preferred policy, mitigation would be proposed to incorporate new or enhance existing healthcare facilities to meet the need arising from the additional 16,000 homes.</p>	+	<p>It is assumed that in line with the preferred policy, mitigation would be proposed to incorporate new or enhance existing healthcare facilities to meet the need arising from the additional 16,000 homes.</p>	+

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
environment.	enhancement of new facilities. CP10: Green Infrastructure also seeks the protection, restoration, and enhancement of the Borough's green infrastructure network which is considered to positively impact on health and wellbeing by providing spaces for residents to be active.					
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy makes provision for Town Centre regeneration in Basildon, Laindon and Wickford. This is considered to significantly positively enhance and sustain these communities. Generally, development through the PADCs seek to provide new centres (depending on the scale of the development) and/or provide links to existing centres and communities. CP13: Design and the Built Environment includes provision to design out crime. An overall significant positive effect is anticipated, primarily linked to the town centre redevelopment.	++	It is assumed that provision of Town Centre regeneration in Basildon, Laindon and Wickford would take place as per the preferred option and that PADCs would include enhanced links to existing communities and creation of new communities (that complement existing).	++	It is assumed that provision of Town Centre regeneration in Basildon, Laindon and Wickford would take place as per the preferred option and that PADCs would include enhanced links to existing communities and creation of new communities (that complement existing).	++
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	CP1 directs most development to Basildon (10,125 dwellings including homes in the town centre, urban area and Green Belt). Indices of Multiple Deprivation for the Borough indicate that the areas of highest deprivation are in Basildon centre and to the east and	++	This policy option still distributes the greatest overall number of dwellings to Basildon, however, more development is directed to Billericay and Wickford. Levels of deprivation are lower in Billericay and Wickford and are considered to benefit less from regeneration and renewal (although it is recognised there	+	This policy option directs around 75% of the total development requirement to Basildon. Indices of Multiple Deprivation for the Borough indicate that the areas of highest deprivation are in Basildon centre and to the east and west of the	++

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>west of the town.</p> <p>CP1 also directs development to Billericay and Wickford which are less deprived.</p> <p>As the majority of development would be directed to Basildon (which has areas of highest deprivation and where regeneration will have greater benefits) an overall significant positive effect is predicted as development would be directed to areas most in need of renewal.</p> <p>Policy CP6: Estate Renewal provides a strategic framework in support of regeneration and renewal schemes that come forward in the Borough.</p>		<p>would a borough-wide effect from all new development). As such a minor positive effect is predicted.</p> <p>Policy CP6: Estate Renewal provides a strategic framework in support of regeneration and renewal schemes that come forward in the Borough.</p>		<p>town.</p> <p>As the majority of development would be directed to Basildon (which has areas of highest deprivation and where regeneration will have greater benefits) an overall significant positive effect is predicted. The effects are considered to be more positive than the preferred option.</p>	
11. Improve accessibility to and enhance local services and facilities.	<p>Directing development (including up to 2,200 homes) to the town centres of Basildon, Wickford and Laindon will ensure new residents are well located in relation to existing services and facilities.</p> <p>Adverse effects are also predicted for those PADCs which are more remote from existing centres and/or where no new centres are proposed e.g. to the West of Basildon, North East Basildon, North East Wickford, West of Wickford, East Billericay.</p> <p>CP1 also makes provision for up to 375 dwellings in the 'unserviced' plotland settlements which is considered to have an adverse effect as new dwellings could be</p>	<p>++/-- /?</p>	<p>Directing development to the town centres of Basildon, Wickford and Laindon will ensure new residents are well located in relation to existing services and facilities.</p> <p>Adverse effects are predicted for those green belt development locations which are more remote from existing centres and/or where no new centres are proposed.</p> <p>CP1 also makes provision for up to 375 dwellings in the 'unserviced' plotland settlements which is considered to have an adverse effect as new dwellings could be remote from services.</p>	<p>++/-- /?</p>	<p>Directing development to the town centres of Basildon, Wickford and Laindon will ensure new residents are well located in relation to existing services and facilities.</p> <p>Adverse effects are predicted for those green belt development locations which are more remote from existing centres and/or where no new centres are proposed.</p> <p>CP1 also makes provision for up to 375 dwellings in the 'unserviced' plotland settlements which is considered to have an adverse effect as new dwellings could be remote from services.</p>	<p>++/-- /?</p>

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	remote from services.					
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.	<p>Due to the Borough's finite urban capacity, approximately 9,100 homes will be required in the Green Belt in order to meet the Borough's objectively assessed housing need.</p> <p>A Green Belt Study (Basildon Borough Council, 2013) has been prepared to accompany the Local Plan Core Strategy Consultation. Areas which are considered to meet 4 or more of the five Green Belt purposes have been discounted from development, although the Green Belt PADCs do include locations which partially meet Green Belt purpose. All of the Green Belt PADCs are considered to have potential for development.</p> <p>As the majority of the additional housing would be developed in Basildon's Green Belt an adverse effect is predicted. However, recognising that development areas have taken account of evidence in the Green Belt Study (2013) and Green Belt and Landscape Capacity Study (2013) a positive effect is identified.</p> <p>Significant positive effects are predicted for the Town Centre PADCs.</p>	++/-	<p>Due to the Borough's finite urban capacity, approximately 9,100 homes will be required in the Green Belt in order to meet the Borough's objectively assessed housing need.</p> <p>As already mentioned a Green Belt Study was undertaken by the Council in order to help them determine the most appropriate locations for Green Belt release.</p> <p>This option directs the most development to Billericay and Wickford of all three options considered. The maps accompanying the Green Belt Study suggest that a number of areas to the South; South-West, West and East of Billericay should be protected as Green Belt. Although these areas are not proposed for Green Belt development, increasing the quantum of development around Billericay could erode the function of the higher quality Green Belt areas e.g. safeguarding the countryside from encroachment or preventing neighbouring towns from merging into one another.</p> <p>As such a significant adverse effect is predicted.</p> <p>Significant positive effects are predicted to reflect development in town centres and urban areas.</p>	-- /++/?	<p>Due to the Borough's finite urban capacity, approximately 9,100 homes will be required in the Green Belt in order to meet the Borough's objectively assessed housing need.</p> <p>As already mentioned a Green Belt Study was undertaken by the Council in order to help them determine the most appropriate locations for Green Belt Release.</p> <p>This option directs the greatest amount of development of all the options to Basildon. This includes a significant amount of development in the Green Belt around the town. As such an adverse score is predicted.</p> <p>It is apparent from the Green Belt study that less land in the Green Belt around Basildon town is considered to be protected which suggests the Green Belt around Basildon Town is more suitable for development than areas around Billericay. An area to the South of the A13 is, however, considered important to Green Belt purpose. Overall, an adverse effect is predicted to reflect Green Belt development, and a significant positive effect to recognise the urban and town centre development in more sustainable locations.</p>	++/-

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>There are areas at risk of flooding associated with the Rivers Crouch and Wid; the Nevendon Brook, Dunton Brook, Basildon Brook and the marshes and ditches to the south of the Borough.</p> <p>This includes flood risk in Wickford town centre as well as Green Belt locations.</p> <p>CP1 makes provision for up to 16,000 homes (including 9,100 units in the Green Belt) which could exacerbate flood risk and direct development to inappropriate locations in respect of flood risk.</p> <p>The PADCs policies include scope for flood risk mitigation and this is supported by CP16: Flood Risk and Drainage Management, ensuring the risk should be minimised.</p> <p>Significant adverse effects are predicted for PADCs 5: West Basildon Urban Extension and PADC 6: North East Basildon Urban Extension due to the location of these PADCs and the amount of development proposed (2,300 units and 2,000 units respectively). All other PADCs are expected to have an overall minor adverse or negligible effect.</p>	--/?	<p>There are areas at risk of flooding associated with the Rivers Crouch and Wid; the Nevendon Brook, Dunton Brook, Basildon Brook and the marshes and ditches to the south of the Borough.</p> <p>This includes flood risk in Wickford town centre as well as Green Belt locations.</p> <p>CP1 makes provision for up to 16,000 homes (including 9,100 units in the Green Belt) which could exacerbate flood risk and direct development to inappropriate locations in respect of flood risk.</p> <p>Increasing the quantum of development directed to Billericay and Wickford could exacerbate flood risk in these areas. However, it is assumed that raised defences close to the River Crouch would be provided to mitigate the increased development around Wickford and that there would be upgrades to flood defences at Mountnessing Brook, Billericay.</p> <p>Less development would be directed to Basildon, particularly in the Green Belt and it is assumed that flood risk can be managed effectively.</p> <p>An overall minor adverse effect is predicted with uncertainty.</p>	-/?	<p>There are areas at risk of flooding associated with the Rivers Crouch and Wid; the Nevendon Brook, Dunton Brook, Basildon Brook and the marshes and ditches to the south of the Borough.</p> <p>This includes flood risk in Wickford town centre as well as Green Belt locations.</p> <p>CP1 makes provision for up to 16,000 homes (including 9,100 units in the Green Belt) which could exacerbate flood risk and direct development to inappropriate locations in respect of flood risk.</p> <p>Increasing the quantum of development to Basildon could exacerbate flood risk in this area. In particular, there are significant areas of flood risk to the East of Basildon, including areas classed as flood zone 3a and it could be difficult to mitigate flood risk completely given the quantum of development required around Basildon.</p>	--/?
14. Reduce the local contribution to climate change,	CP1 makes provision for 16,000 homes, the majority of which would be located in Basildon (10,125		The score is predicted to be same as for the preferred option, reflecting the same overall quantum of		The score is predicted to be same as for the preferred option, reflecting the same overall quantum of development (16,000	

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>units). Up to 9,100 homes would be developed in Basildon's green belt.</p> <p>CP1 makes provision for development in the town centres of Basildon, Laindon and Wickford which is considered to be a more efficient use of land and should enable more local journeys (e.g. to access services and facilities) to be made on foot, minimising car use and hence car based emissions.</p> <p>Conversely, significant urban extensions, particularly to the north east and west of Basildon and west of Billericay will markedly increase the number of new residents next to these settlements. Although the PADC policies seek to promote new centres/create links to existing centres and put forward options for access by sustainable modes, it is unlikely that new residents would choose to forego use of the car entirely. Consequently, an increase in car based emissions is predicted.</p> <p>CP14: Promoting Environmental Quality and CP15: Maximising Energy Efficiency seek to promote energy efficiency and seek Code Level 4 of the Code for Sustainable Homes as a minimum standard and BREEAM 'Excellent' for all commercial buildings of over 1,000sqm. Renewable energy proposals will be supported in line with other policies in the Plan and it is assumed that land released from the Green Belt for major</p>	++/-- /?	development (16,000 homes and 49ha of employment land).	++/-- /?	homes and 49ha of employment land).	++/-- /?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	development could also support renewable energy proposals.					
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	<p>Development of an additional 16,000 homes including 9,100 in the Green Belt will lead to adverse effects during construction. Furthermore, there is potential for new residents to be adversely affected by pollution due to the proximity of development locations to the strategic road network, railways and Sewage Treatment Works.</p> <p>CP14: Protecting Environmental Quality seeks to minimise pollution which should mitigate effects to an acceptable level.</p>	-	<p>Development of an additional 16,000 homes including 9,100 in the Green Belt will lead to adverse effects during construction. Furthermore, there is potential for new residents to be adversely affected by pollution due to the proximity of development locations to the strategic road network, railways and Sewage Treatment Works.</p> <p>CP14: Protecting Environmental Quality seeks to minimise pollution which should mitigate effects to an acceptable level.</p> <p>It is assumed, in particular, that potential adverse effects due to proximity to existing Sewage Treatment Works (e.g. Shenfield and Hutton to the North West of Billericay outside of the Borough boundary and Wickford works to the North-East of Wickford) can be appropriately mitigated.</p>	-	<p>Development of an additional 16,000 homes including 9,100 in the Green Belt will lead to adverse effects during construction. Furthermore, there is potential for new residents to be adversely affected by pollution due to the proximity of development locations to the strategic road network, railways and Sewage Treatment Works.</p> <p>CP14: Protecting Environmental Quality seeks to minimise pollution which should mitigate effects to an acceptable level.</p>	-
16. Improve water efficiency and achieve sustainable water resource management.	<p>Development of up to 16,000 homes has potential to place significant pressure on existing water resources. The enlargement of Abberton Reservoir which is coming online should meet the needs of existing residents. Furthermore, CP14: Protecting Environmental Quality encourages water efficient development and encourages development to minimise the risk of</p>	+/?	<p>Development of up to 16,000 homes has potential to place significant pressure on existing water resources. The enlargement of Abberton Reservoir which is coming online should meet the needs of existing residents. Furthermore, policy CP14: Protecting Environmental Quality encourages water efficient development and encourages development to minimise the risk of</p>	+/?	<p>Development of up to 16,000 homes has potential to place significant pressure on existing water resources. The enlargement of Abberton Reservoir which is coming online should meet the needs of existing residents. Furthermore, policy CP14: Protecting Environmental Quality encourages water efficient development and encourages development to minimise the risk of water pollution. CP15: Maximising</p>	+/?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>water pollution. CP15: Maximising Energy Efficiency also encourages developers to meet Code for Sustainable Homes Level 4 as a minimum standard prior to 2016/BREEAM 'Excellent' for commercial developments over 1,000 sqm which will include targets for water efficiency.</p> <p>The Borough is working with Anglian Water to achieve the necessary upgrades to existing wastewater treatment works in order to serve the increased population.</p>		<p>water pollution. CP15: Maximising Energy Efficiency also encourages developers to meet Code for Sustainable Homes Level 4 as a minimum standard prior to 2016/BREEAM 'Excellent' for commercial developments over 1,000 sqm which will include targets for water efficiency.</p> <p>The Borough is working with Anglian Water to achieve the necessary upgrades to existing wastewater treatment works in order to serve the increased population.</p>		<p>Energy Efficiency also encourages developers to meet Code for Sustainable Homes Level 4 as a minimum standard prior to 2016/BREEAM 'Excellent' for commercial developments over 1,000 sqm which will include targets for water efficiency.</p> <p>The Borough is working with Anglian Water to achieve the necessary upgrades to existing wastewater treatment works in order to serve the increased population.</p>	
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The location and quantum of development as specified in CP1 is unlikely to directly affect this objective. However, CP13: Design and Built Environment will have some positive effects.	+	The location and quantum of development is unlikely to directly affect this objective. However, CP13: Design and Built Environment will have some positive effects.	+	The location and quantum of development is unlikely to directly affect this objective. However, CP13: Design and Built Environment will have some positive effects.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The location and quantum of development as specified in CP1 is unlikely to directly affect this objective. However, CP14: Protecting Environmental Quality seeks to minimise waste production and maximise recycling which should have a positive effect.	+	The location and quantum of development is unlikely to directly affect this objective. However, policy CP14: Protecting Environmental Quality seeks to minimise waste production and maximise recycling which should have a positive effect.	+	The location and quantum of development is unlikely to directly affect this objective. However, policy CP14: Protecting Environmental Quality seeks to minimise waste production and maximise recycling which should have a positive effect.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling	Transport Modelling of preferred Spatial Option 2A indicates that Billericay has a total of 21 approaches to junctions that would be placed over capacity with 12 of these over 130% capacity.	--/?	<p>Transport Modelling has indicated that there is potential for significant adverse effects on junctions in Billericay and Wickford.</p> <p>As this option directs most growth to Billericay and Wickford it is fair to</p>	--/?	<p>Transport Modelling has indicated that there is potential for significant adverse effects on junctions in Billericay and Wickford.</p> <p>As this option directs most growth to Basildon, it is fair to assume that option</p>	--/?

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
development to sustainable locations.	<p>illustrating the level of mitigation required. Wickford has a total of 9 approaches to junctions that would be placed over capacity with 5 of these over 130% capacity. Whilst Basildon has a total of 28 approaches to junctions that would be placed over capacity, only 3 of these would be over 130% capacity and 2 would be an improvement to the current situation.</p> <p>Thus there is potential for a significant adverse effect on this objective. However, this is uncertain as it not yet clear what measures could come forward to mitigate the impact.</p>		assume that this option will perform worst of all.		performs best overall.	
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++)/? Objective 6: Education (++) Objective 9: Vibrant Communities (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 13: Flood Risk (--/?) Objective 19: Transport (--/?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (++)/--/? Objective 2: Cultural Heritage (+/--/?) Objective 3: Biodiversity (+/--/?) Objective 7: Housing (++)/- Objective 11: Access to Services (++)/--/? 		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++)/? Objective 9: Vibrant Communities (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 3: Biodiversity (--/?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (++)/--/? Objective 2: Cultural Heritage (+/--/?) Objective 7: Housing (++)/- Objective 11: Access to Services (++)/--/? Objective 12: Efficiency of Land Use (--/++/?) Objective 14: Climate Change (++)/--/? <p>Recommendations</p>		<p>Significant positive effects are predicted for:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth (++) Objective 5: Sustainable Town Centres (++)/? Objective 6: Education (++) Objective 9: Vibrant Communities (++) Objective 10: Regenerate and Renew Disadvantaged Areas (++) <p>Significant adverse effects are predicted for:</p> <ul style="list-style-type: none"> Objective 3: Biodiversity (--/?) Objective 13: Flood Risk (--/?) <p>Significant mixed effects are predicted for:</p> <ul style="list-style-type: none"> Objective 1: Landscape (++)/--/? Objective 2: Cultural Heritage (+/--/?) Objective 7: Housing (++)/- Objective 11: Access to Services (++)/-- Objective 12: Efficiency of Land Use (++)/- Objective 14: Climate Change (++)/--/? 	

SA objective	CP1: Settlement Distribution					
	CP1 (Settlement Housing Distribution)		Alternative 1: Spatial Options 2B		Alternative 2: Spatial Option 2c	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<ul style="list-style-type: none"> Objective 12: Efficiency of Land Use (+ +/ -). Objective 14: Climate Change (+ +/ -/ -/?) <p>Recommendations</p> <ul style="list-style-type: none"> Development in the serviced settlements of Crays Hill and Ramsden Bellhouse should take account of the setting of Grade II* Listed Buildings within these settlements. Development in the serviced settlement of Bowers Gifford should take account of Grade II Listed Buildings and strategic views including St Michael's Church Tower, Pitsea Mount. Identify strategic green networks which could be linked/enhanced/created through PADC development. Support renewable energy development in Green Belt PADCs. PADC developments in the Green Belt should be supported by new/enhanced public transport infrastructure. Public transport improvements should be provided linking the unserviced plotlands to existing services/facilities prior to development of 375 units. 		<ul style="list-style-type: none"> Development in the serviced settlements of Crays Hill and Ramsden Bellhouse should take account of the setting of Grade II* Listed Buildings within these settlements. Development in the serviced settlement of Bowers Gifford should take account of Grade II Listed Buildings and strategic views including St Michael's Church Tower, Pitsea Mount. Identify strategic green networks which could be linked/enhanced/created through PADC development. Support renewable energy development in Green Belt PADCs. PADC developments in the Green Belt should be supported by new/enhanced public transport infrastructure. Public transport improvements should be provided linking the unserviced plotlands to existing services/facilities prior to development of 375 units. 		<p>Recommendations</p> <ul style="list-style-type: none"> Development in the serviced settlements of Crays Hill and Ramsden Bellhouse should take account of the setting of Grade II* Listed Buildings within these settlements. Development in the serviced settlement of Bowers Gifford should take account of Grade II Listed Buildings and strategic views including St Michael's Church Tower, Pitsea Mount. Identify strategic green networks which could be linked/enhanced/created through PADC development. Support renewable energy development in Green Belt PADCs. PADC developments in the Green Belt should be supported by new/enhanced public transport infrastructure. Public transport improvements should be provided linking the unserviced plotlands to existing services/facilities prior to development of 375 units. 	

SA objective	CP2: Presumption in Favour of Sustainable Development	
	CP2 (Presumption in Favour of Sustainable Development)	
	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	This policy should help to conserve and enhance natural and urban landscape, countryside and green spaces as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This policy should help to protect and enhance cultural heritage and local distinctiveness as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	This policy should help to protect, conserve and enhance biodiversity as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	This policy should help to achieve sustainable economic growth and regeneration as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy should help to promote the Borough's Town Centres as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic and social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This policy should help to improve educational attainment and social inclusion as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy should help to ensure that everyone has the opportunity to live in a decent home as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	This policy should help to improve the health and wellbeing of the Borough as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+

SA objective	CP2: Presumption in Favour of Sustainable Development	
	CP2 (Presumption in Favour of Sustainable Development)	
	Justification	Likely Effect
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	This policy should help to create safe and vibrant communities as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This policy should help to regenerate and renew disadvantaged areas as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves economic and social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
11. Improve accessibility to and enhance local services and facilities.	This policy should help to improve accessibility to local services and facilities as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
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.	This policy should help to improve efficiency of land-use as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	This policy should help to minimise the risk of flooding as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This policy should help to reduce local greenhouse gas emissions, improve energy efficiency, and increase the use of renewable energy sources as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	This policy should help to reduce air, land and noise pollution as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+

SA objective	CP2: Presumption in Favour of Sustainable Development	
	CP2 (Presumption in Favour of Sustainable Development)	
	Justification	Likely Effect
16. Improve water efficiency and achieve sustainable water resource management.	This policy should help to improve water efficiency as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	This policy should help to ensure that the Borough is prepared for the impacts of climate change as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental and social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	This policy should help to reduce waste generation and increase amount of waste which is recycled as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	This policy should help to reduce traffic congestion and improve travel choices as it reflects the NPPF's presumption in favour of sustainable development , and seeks to secure development that improves social and environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. The effect, is however uncertain as Transport Modelling predicts adverse effects on a number of junctions, particularly in Billericay and Wickford and it is unclear what mitigation may come forward to reduce the impact.	?
Summary of Significant Effects / Further Recommendations for Mitigation	As the policy reflects the NPPF's presumption in favour of sustainable development , the policy is expected to lead to positive effects on all SA objectives, but there are no significant positive effects anticipated.	

Core Policy 3 Alternative Options

Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more

Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more

Alternative Option 3: Rely on NPPF

Local authorities are required to address their local affordable housing need. Consequently this is not considered a reasonable alternative and has not been considered further.

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Delivery of affordable housing could result in adverse effects on the landscape and countryside of Basildon. However, this is uncertain as the location of sites is not known at this stage. Furthermore, other Core Policies would apply such as CP9: Conservation and the Natural Environment to minimise the likelihood of significant adverse effects.	-/?	Delivery of affordable housing could result in adverse effects on the landscape and countryside of Basildon. However, this is uncertain as the location of sites is not known at this stage. Furthermore, other Core Policies would apply such as CP9: Conservation and the Natural Environment to minimise the likelihood of significant adverse effects.	-/?	Delivery of affordable housing could result in adverse effects on the landscape and countryside of Basildon. However, this is uncertain as the location of sites is not known at this stage. Furthermore, other Core Policies would apply such as CP9: Conservation and the Natural Environment to minimise the likelihood of significant adverse effects.	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Delivery of affordable housing could result in adverse effects on the cultural heritage and local distinctiveness of Basildon Borough. However, this is uncertain as the exact location of such schemes is unknown. Policy CP12 Historic Environment would apply to minimise the likelihood of significant adverse effects.	-?	Delivery of affordable housing could result in adverse effects on the cultural heritage and local distinctiveness of Basildon Borough. However, this is uncertain as the exact location of such schemes is unknown. Policy CP12 Historic Environment would apply to minimise the likelihood of significant adverse effects.	-?	Delivery of affordable housing could result in adverse effects on the cultural heritage and local distinctiveness of Basildon Borough. However, this is uncertain as the exact location of such schemes is unknown. Policy CP12 Historic Environment would apply to minimise the likelihood of significant adverse effects.	-?

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Provision of affordable housing could result in adverse effects on Basildon's biodiversity and habitats . Policy CP9: Conservation and the Natural Environment seeks to protect the borough's habitats and species and contribute to a net gain in biodiversity. As the locations of schemes are unknown, the effect is considered to be minor adverse with uncertainty.	-?	Provision of affordable housing could result in adverse effects on Basildon's biodiversity and habitats . Policy CP9: Conservation and the Natural Environment seeks to protect the borough's habitats and species and contribute to a net gain in biodiversity. As the locations of schemes are unknown, the effect is considered to be minor adverse with uncertainty.	-?	Provision of affordable housing could result in adverse effects on Basildon's biodiversity and habitats . Policy CP9: Conservation and the Natural Environment seeks to protect the borough's habitats and species and contribute to a net gain in biodiversity. As the locations of schemes are unknown, the effect is considered to be minor adverse with uncertainty.	-?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Lack of affordable housing is a significant barrier to young people and families seeking to live in the Borough. Provision of affordable housing would enable young people to remain in the borough stimulating economic growth. Conversely, provision of affordable housing could affect the viability of housing and regeneration schemes. However, the provision in the policy which enables applicants to put forward a lower level of affordable housing if justified on viability grounds should act as mitigation. As such an overall positive, uncertain effect is predicted.	+/?	Lack of affordable housing is a significant barrier to young people and families seeking to live in the Borough. Provision of affordable housing would enable young people to remain in the borough stimulating economic growth. Conversely, provision of affordable housing could affect the viability of housing and regeneration schemes. This alternative proposes a lower level of provision. As such an overall positive effect is predicted as sites are more likely to be viable.	+	Lack of affordable housing is a significant barrier to young people and families seeking to live in the borough. Provision of affordable housing would enable young people to remain in the borough stimulating economic growth. Conversely, provision of affordable housing could affect the viability of housing and regeneration schemes. Requiring smaller scale sites to deliver 36% affordable housing could significantly affect the viability of such schemes and as such a significant adverse effect is also predicted.	+/-/?
5. Ensure the Borough's Town Centres are promoted as	The affordable housing policy has potential to result in adverse effects against this objective – historically		The affordable housing policy has potential to result in adverse effects against this objective –		Requiring 36% affordable housing on smaller sites could adversely affect mixed use sites coming	

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
sustainable locations for living, retail, leisure and related commercial development.	town centre schemes involving housing have delivered less affordable housing than sought by policy and it is unlikely that future town centre schemes will deliver affordable housing due viability issues e.g. the requirement to remediate contaminated land. However, the policy enables applicants to provide less affordable housing if this would render schemes undeliverable, ensuring town centre schemes involving housing will still come forward. As such as mixed uncertain effects are predicted (positive to reflect that town centre schemes will still come forward but negative to reflect the likely reduce level of affordable housing provision).	+/-/?	historically town centre schemes involving housing have delivered less affordable housing than sought by policy and it is unlikely that future town centre schemes will deliver affordable housing due viability issues e.g. the requirement to remediate contaminated land. However, the policy alternative seeks a lower level of affordable housing which could be more appropriate in town centre locations ensuring housing does come forward. As such as mixed uncertain effects are predicted (positive to reflect that town centre schemes will still come forward but negative to reflect the potential reduced level of affordable housing provision).	+/-	forward in the town centre. This is, however, uncertain.	-/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The policy has potential to score positively against this objective by enabling existing and future residents to rent/buy affordable housing, hence increasing social inclusion.	+	The policy has potential to score positively against this objective by enabling existing and future residents to rent/buy affordable housing, hence increasing social inclusion. However, less affordable housing would be delivered under this option.	+/?	The policy has potential to score positively against this objective by enabling existing and future residents to rent/buy affordable housing, hence increasing social inclusion. The effect is, however, uncertain as it is smaller schemes are likely to be less viable.	+/?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable	This policy provides a mechanism to ensure that affordable housing is provided alongside market affordable		The policy provides a mechanism to ensure that affordable housing is provided alongside market		The policy provides a mechanism to ensure that affordable housing is provided alongside market and	

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
provision to help those in most need locally.	housing and as such should contribute significantly positively to this objective (a lack of affordable housing is a significant issue across the sub-region including in Basildon). However, viability testing undertaken to support the Basildon SHLAA suggests that only around 65% of the objectively assessed housing need would be deliverable (assuming a 35% affordable housing target). The policy makes provision for applicants to deliver less than 36% if justified by a viability appraisal which should mitigate this to some extent.	++/?	affordable housing and as such should contribute positively to this objective (a lack of affordable housing is a significant issue across the sub-region including in Basildon). Viability testing undertaken to support the Basildon SHLAA suggests that 35-40% affordable housing would result in a higher proportion of housing sites being less deliverable. Delivery of a lower proportion of affordable housing is more likely to deliver the objectively assessed housing need of 16,000. However, less affordable housing would be delivered under this option, resulting in potential adverse effects.	++/-	as such should contribute positively to this objective. Requiring 36% on sites of 5 dwellings or more is likely to render the smaller sites unviable and could adversely affect delivery of such schemes.	++/-- /?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	Access to decent, adequate and affordable housing can positively affect individual health and wellbeing. If individuals are able to purchase an affordable house in place of spending high amounts on rent, then they could spend the spare income on other health needs.	+/?	Access to decent, adequate and affordable housing can positively affect individual health and wellbeing. If individuals are able to purchase an affordable house in place of spending high amounts on rent, then they could spend the spare income on other health needs. However, less affordable housing is expected to be delivered under this option.	-/?	Access to decent, adequate and affordable housing can positively affect individual health and wellbeing. If individuals are able to purchase an affordable house in place of spending high amounts on rent, then they could spend the spare income on other health needs. However, less affordable and general housing is likely to be delivered under this option as smaller schemes could be rendered unviable.	-/?

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy seeks to deliver 'tenure blind' development that avoids the concentration and grouping of the entire affordable housing provision to one part of the site. This should help ensure that new developments are genuinely mixed, contributing to more vibrant communities. CP13 Design and the Built Environment also seeks to ensure development creates safe environments.	+	The policy seeks to deliver 'tenure blind' development that avoids the concentration and grouping of the entire affordable housing provision to one part of the site. This should help ensure that new developments are genuinely mixed, contributing to more vibrant communities. CP13 Design and the Built Environment also seeks to ensure development creates safe environments. However, less affordable housing would be delivered under this option.	+/?	The policy seeks to deliver 'tenure blind' development that avoids the concentration and grouping of the entire affordable housing provision to one part of the site. This should help ensure that new developments are genuinely mixed, contributing to more vibrant communities. CP13 Design and the Built Environment also seeks to ensure development creates safe environments.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Provision of affordable housing should contribute to regeneration in the Borough.	+	Provision of affordable housing should contribute to regeneration in the Borough. However, less housing is expected to be delivered under this option.	+/?	Provision of affordable housing should contribute to regeneration in the Borough. However, this alternative could render smaller scale schemes, particularly in town centres unviable potentially leading to an adverse effect on this objective.	-/?
11. Improve accessibility to and enhance local services and facilities.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
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.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective, particularly as the location of housing is not known.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective, particularly as the location of housing is not known.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
17. Adopt building and public realm designs which ensure the Borough is prepared for	This policy sets a threshold for affordable housing and as such is not expected to directly affect this	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect	0

SA objective	CP3: Affordable Housing					
	CP3: Affordable Housing		Alternative Option 1: Seek Lower than 36% affordable housing provision on site for 10 dwellings/0.2 ha or more		Alternative Option 2: Seek 36% on Sites of 5 dwellings / 0.2 ha or more	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
the impacts of climate change.	objective.		this objective.		this objective.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0	This policy sets a threshold for affordable housing and as such is not expected to directly affect this objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	The policy sets a target for affordable housing and as such is not considered to directly affect this objective	0	The policy sets a target for affordable housing and as such is not considered to directly affect this objective	0	The policy sets a target for affordable housing and as such is not considered to directly affect this objective	0
Summary of Significant Effects / Further Recommendations for Mitigation	Significant positive effects are anticipated in relation to: Objective 7 Housing (+ +/?)		Significant mixed effects are anticipated in relation to: Objective 7 Housing (+ +/-).		Significant mixed effects are anticipated in relation to: Objective 4 Economic Growth (+ +/--/?) Objective 7 Housing (+ +/--/?)	

Core Policy 4 Alternative Options

Alternative Option 1: To Solely Rely on the SHMA for Housing Mix over the entire plan period therefore creating a market led policy

The SHMA is one of a number of evidence documents which should be used to underpin a local policy approach to planning for a mix of housing (as required under the NPPF). As such, reliance on the SHMA is not considered a reasonable option and is not appraised further.

SA objective	CP4: Housing Mix	
	CP4: Housing Mix	
	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	This policy does not specify the location or quantum of development and as such will not have a direct effect on this objective. Other policies in the Plan e.g. CP9 Conservation and the Natural Environment will serve to mitigate effects.	0
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This policy does not specify the location or quantum of development and as such will not have a direct effect on this objective. Other policies in the Plan e.g. CP12 The Historic Environment will serve to mitigate effects.	0
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	The policy does not specify the location or quantum of development and as such will not have a direct effect on this objective. Other policies in the Plan e.g. CP9 Conservation and the Natural Environment will serve to mitigate effects.	0
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The policy supports mixed communities through provision of an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough. Furthermore, the policy seeks to protect the loss of existing family size dwelling houses and as noted in the policy supporting text, provide additional 'executive style' homes in order to enrich the borough's socio-economic profile. As such, the policy is expected to have a positive effect on this objective.	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The policy seeks to promote mixed communities which could have a positive effect on new housing proposals in the Borough's town centres. Conversely, the aim to provide additional 'executive style' homes could direct development away from the Town Centre's as there may not be sites of a sufficient size to accommodate this larger housing in town centres.	+/-?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The policy could result in minor positive effects on social inclusion by requiring applicants to provide a range of housing types to meet need.	+
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The policy seeks to ensure that all proposals for housing of 10 dwellings or more provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough which should contribute significantly positively to this objective. The policy also seeks to ensure that new homes are built to the 'Lifetime Homes' Standard and as such are suitable for individuals throughout their lives.	++/-/?

SA objective	CP4: Housing Mix	
	CP4: Housing Mix	
	Justification	Likely Effect
	<p>The policy restricts the sub-division of larger dwelling houses to flats or Housing in Multiple Occupation which could adversely affect single individuals requiring cheaper accommodation.</p> <p>However, the policy does not specify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (as specified in paragraph 50 of the NPPF), but requires applicants to take account of the latest SHMA, TGSE Housing Strategy and the Council's Housing Strategy. Whilst it is recognised that this presents a flexible approach and will enable need to be aligned with updated evidence, it may result in an under or over-delivery of certain types of housing which is not related the specific need of any area as applicants will not be clear on exactly what is required.</p>	
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	Access to decent, adequate and affordable housing can positively affect individual health and wellbeing.	+/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	<p>The policy seeks to ensure all proposals for housing contribute to the creation of mixed communities which is expected to contribute positively to this objective.</p> <p>CP13 Design and the Built Environment also seeks to ensure development creates safe environments.</p>	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The creation of mixed communities should contribute to regeneration in the borough.	+
11. Improve accessibility to and enhance local services and facilities.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
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.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0

SA objective	CP4: Housing Mix	
	CP4: Housing Mix	
	Justification	Likely Effect
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	The policy seeks to deliver a mix of housing types and tenures and as such is not expected to directly affect this objective.	0
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant mixed effects are predicted in respect of: Objective 7 Housing (+ +/ -/?).</p> <p>No other significant effects are anticipated.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Provide further explanation on how applicants will determine the number and type of different housing to provide. • Explain what constitutes 'exceptional circumstances' in the context of the conversion of family size dwellings to flats or Houses in Multiple Occupation (HMO). 	

Core Policy 5 Alternative Options

Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013

Alternative Option 2: Rely on the Planning Policy for Travellers

This is not considered to be a reasonable alternative as the National Planning Policy for Traveller Sites sets out the local policy approach that local planning authorities should follow. As it is not reasonable, it is not considered further in this SA.

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople			
	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Provision of new sites for gypsy and travellers could adversely affect landscape, the countryside and green spaces, particularly if sites are located in the Green Belt. It is understood that there will be a requirement to develop sites in the green belt. However, the policy makes provision to ensure that sites have no detrimental impact upon strategic gaps or green wedges. Furthermore, policy CP9: Conservation and the Natural Environment sets out a prescriptive set of requirements for applications to follow in respect of the local landscape. As such significant adverse effects are unlikely.	-/?	Provision of new sites for gypsy and travellers could adversely affect landscape, the countryside and green spaces, particularly if sites are located in the Green Belt. It is understood that there will be a requirement to develop sites in the green belt. However, the policy makes provision to ensure that sites have no detrimental impact upon strategic gaps or green wedges. Furthermore, policy CP9: Conservation and the Natural Environment sets out a prescriptive set of requirements for applications to follow in respect of the local landscape. An additional 155 pitches would be required under this option which could result in further adverse effects depending on the location and design of development. This is, however, uncertain. Furthermore this needs to be considered in the context of the delivery 16,000 homes in totality with up to 9,100 in the Green Belt.	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Provision of new sites for gypsy and travellers could adversely affect the cultural heritage and local distinctiveness of Basildon Borough. However, criterion H) of policy CP5 seeks to ensure the site will have no detrimental impact on the local environment (which would include the historic environment). Furthermore policy CP12: Conserving the Historic Environment should ensure there are no unacceptable impacts. As the locations of sites are unknown, the effect is considered to be minor adverse with uncertainty.	-/?	Provision of new sites for gypsy and travellers could adversely affect the cultural heritage and local distinctiveness of Basildon Borough. However, criterion H) of policy CP5 seeks to ensure the site will have no detrimental impact on the local environment (which would include the historic environment). Furthermore policy CP12: Conserving the Historic Environment should ensure there are no unacceptable impacts. An additional 155 pitches would be required under this option which could result in further adverse effects depending on the location and design of development. This is, however, uncertain.	-/?

CP5: Gypsy, Traveller and Travelling Showpeople

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople			
	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Provision of new sites for gypsy and travellers could adversely affect the borough's biodiversity and habitats. However, criterion H) of policy CP5 seeks to ensure the site will have no detrimental impact on the local environment (which would include biodiversity). Furthermore policy CP9: Conservation and the Natural Environment seeks to protect the borough's habitats and species and contribute to a net gain in biodiversity. As the locations of sites are unknown, the effect is considered to be minor adverse with uncertainty.	-/?	Provision of new sites for gypsy and travellers could adversely affect the borough's biodiversity and habitats. However, criterion H) of policy CP5 seeks to ensure the site will have no detrimental impact on the local environment (which would include biodiversity). Furthermore policy CP9: Conservation and the Natural Environment seeks to protect the borough's habitats and species and contribute to a net gain in biodiversity. An additional 155 pitches would be required under this option which could result in further adverse effects depending on the location and design of development. This is, however, uncertain.	-/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The provision of permanent pitches for gypsies, travellers and travelling showpeople should contribute towards the prosperity of these communities.	+	The provision of permanent pitches for gypsies, travellers and travelling showpeople should contribute towards the prosperity of these communities. Meeting the objectively assessed need is expected to result in significant positive effects.	++
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The locations of future gypsy and traveller sites are unknown, however, it is unlikely that sites would be located within town centres. As such, this policy is expected to have no effect on this objective.	0	The locations of future gypsy and traveller sites are unknown, however, it is unlikely that sites would be located within town centres. As such, this policy is expected to have no effect on this objective.	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	The policy seeks to provide permanent pitches for gypsy and traveller communities which would also enable communities to access education infrastructure. As such, a minor positive effect is anticipated.	+	The policy seeks to provide permanent pitches for gypsy and traveller communities which would also enable communities to access education infrastructure. As such, a minor positive effect is anticipated.	+

CP5: Gypsy, Traveller and Travelling Showpeople

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
	7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>The Gypsy and Traveller Local Needs Accommodation Assessment (GTLNAA) calculates that the growth from authorised resident Gypsy and Travellers living in the Borough over the 20 year plan period equals a minimum need for a further 121 pitches over the Plan period (broadly 6 per annum or 30 pitches every five years).</p> <p>The policy makes provision for a 5 year supply of deliverable pitches of 30 pitches up to 2016 as required by National Policy. This would be provided through an existing application for 15 pitches, 13 pitches 'tolerated' by the Council and now eligible for a Certificate of Lawfulness and a further 2 pitches which the Council intends to develop within the Green Belt alongside other types of housing.</p> <p>The remainder of the authorised need (121-30 = 91) would be delivered through sites identified in the Gypsy, Traveller and Travelling Showpeople Local Plan.</p> <p>The GTLNAA also identified an outstanding objectively assessed need of an additional 155 pitches in order to meet the current and future needs of families displaced from the unauthorised Dale Farm site. The Council will endeavour to meet this need through continued cross boundary working with the local planning authorities within Essex over the Plan period.</p> <p>As the policy seeks to meet the authorised need a significant positive score is assigned to this objective. However, as the total objectively assessed need for the Borough (276 pitches) would not be met a significant adverse score is also predicted.</p>	++/--	<p>This option would ensure the borough meets the need arising from authorised sites and the outstanding objectively assessed need arising from residents displaced from the Dale Farm site.</p>
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>The policy seeks to provide permanent pitches for gypsy and traveller communities which would also enable communities to access health infrastructure. As such a minor positive effect is anticipated.</p>	+	<p>The policy seeks to provide permanent pitches for gypsy and traveller communities which would also enable communities to access health infrastructure. As such a minor positive effect is anticipated.</p>	+

CP5: Gypsy, Traveller and Travelling Showpeople

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople			
	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy seeks to provide permanent pitches for gypsy and traveller communities which should help create and maintain vibrant communities. Furthermore, criterion J) seeks to ensure that any sites coming forward through the Plan period are within a safe environment with good facilities management.	+	The policy seeks to provide permanent pitches for gypsy and traveller communities which should help create and maintain vibrant communities. Furthermore, criterion J) seeks to ensure that any sites coming forward through the Plan period are within a safe environment with good facilities management.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The location of new sites is unknown, however, it is assumed that any sites within disadvantaged areas would be required to result in improvements to the existing location. This is also set out in the policy framework of CP6 Estate Renewal.	+/?	The location of new sites is unknown, however, it is assumed that any sites within disadvantaged areas would be required to result in improvements to the existing location. This is also set out in the policy framework of CP6 Estate Renewal.	+/?
11. Improve accessibility to and enhance local services and facilities.	Criterion A) seeks to ensure that new sites are reasonably accessible to services and facilities.	+	Criterion A) seeks to ensure that new sites are reasonably accessible to 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.	It is uncertain whether new pitches for gypsy and travellers will be located on previously developed land. In line with policy CP14: Environmental Quality, it is assumed that such sites will be promoted where possible. However, some pitches will need to be developed on green belt land in order to meet the overall need. It is recognised that there are also areas of previously developed land in the Green Belt.	+/-	It is uncertain whether new pitches for gypsy and travellers will be located on previously developed land. In line with policy CP14: Environmental Quality, it is assumed that such sites will be promoted where possible. However, some pitches will need to be developed on green belt land in order to meet the overall need. It is assumed that meeting the requirement for 276 pitches would require more green belt release than the preferred option.	+/-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial	The location of all future sites for development is uncertain. However, policy CP5 is clear that sites must not be located in an area of high risk of flooding. Furthermore National Policy on Traveller Sites is clear that sites in areas at high risk of flooding, including functional floodplains is not acceptable. As such, significant adverse effects are unlikely. However, greenfield	-/?	The location of all future sites for development is uncertain. However, policy CP5 is clear that sites must not be located in an area of high risk of flooding. Furthermore National Policy on Traveller Sites is clear that sites in areas at high risk of flooding, including functional floodplains is not acceptable. As such, significant adverse effects are unlikely. However, greenfield	-/?

CP5: Gypsy, Traveller and Travelling Showpeople

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople			
	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
property and the natural environment flood events can bring.	development will still increase flood risk.		development will still increase flood risk.	
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	Policy CP5 seeks to ensure that future development sites are (A) reasonably accessible to services and facilities and D) should not promote inappropriate traffic generation for the locality. However, as the location of development is not known it is not possible to say with certainty that sites will be well located in respect of existing centres/services and/or whether residents will travel by car.	-/?	Policy CP5 seeks to ensure that future development sites are (A) reasonably accessible to services and facilities and D) should not promote inappropriate traffic generation for the locality. However, as the location of development is not known it is not possible to say with certainty that sites will be well located in respect of existing centres/services and/or whether residents will travel by car.	-/?
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	Policy CP5 seeks to ensure that future sites will have no impact on the local environment and CP14 Environmental Quality seeks to minimise air, noise and land pollution. As such, significant adverse effects are unlikely.	+?	Policy CP5 seeks to ensure that future sites will have no impact on the local environment and CP14 Environmental Quality seeks to minimise air, noise and land pollution. As such, significant adverse effects are unlikely.	+?
16. Improve water efficiency and achieve sustainable water resource management.	Criterion C) of policy CP5 seeks to ensure sites can be adequately serviced with drinking water and sewerage disposal facilities and as such significant adverse effects on this objective are unlikely.	+?	Criterion C) of policy CP5 seeks to ensure sites can be adequately serviced with drinking water and sewerage disposal facilities and as such significant adverse effects on this objective are unlikely.	+?
17. Adopt building and public realm	The effect on this objective is uncertain as development sites will incorporate caravans which would be connected to main services.	?	The effect on this objective is uncertain as development sites will	?

CP5: Gypsy, Traveller and Travelling Showpeople

SA objective	CP5: Gypsy, Traveller and Travelling Showpeople		Alternative Option 1: Provide 276 Gypsy and Traveller Pitches to meet the total need as identified in the Basildon GTLNAA 2013	
	Justification	Likely Effect	Justification	Likely Effect
	designs which ensure the Borough is prepared for the impacts of climate change.	Caravans are not subject to Building Regulations but it is assumed that product standards would apply e.g. in respect of insulation. Built elements of sites e.g. 'day rooms' with toilets/kitchens would be subject to certain regulations. The Gypsy & Traveller and Travelling Showpeople DPD will consider site design and layout in more detail.		incorporate caravans which would be connected to main services. Caravans are not subject to Building Regulations but it is assumed that product standards would apply e.g. in respect of insulation. Built elements of sites e.g. 'day rooms' with toilets/kitchens would be subject to certain regulations. The Gypsy & Traveller and Travelling Showpeople DPD will consider site design and layout in more detail.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The policy does not make specific reference to waste, however, it is assumed that this would be minimised in line with policy CP14: Environmental Quality.	+?	The policy does not make specific reference to waste, however, it is assumed that this would be minimised in line with policy CP14: Environmental Quality.	+?
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Policy criterion D) seeks to ensure that sites have good access to the highway network and do not promote inappropriate traffic generation for the locality. Furthermore CP19: Transport Infrastructure seeks to manage the traffic impacts of specific developments. However, as the location of development is not known it is not possible to say with certainty that sites will be well located in respect of existing centres/services and/or whether residents will travel by car.	-?	Policy criterion D) seeks to ensure that sites have good access to the highway network and do not promote inappropriate traffic generation for the locality. Furthermore CP19: Transport Infrastructure seeks to manage the traffic impacts of specific developments. However, as the location of development is not known it is not possible to say with certainty that sites will be well located in respect of existing centres/services and/or whether residents will travel by car. Furthermore an additional 155 pitches under this option could place significant strain on the road network and increase the volume of traffic.	-?
Summary of Significant Effects / Further Recommendations for Mitigation	Significant Mixed Effects are predicted in relation to Objective 7: Housing (+ +/--). No other significant effects are predicted.		Significant positive effects are predicted in relation to: <ul style="list-style-type: none"> Obj 4: Economic Growth (+ +) Obj. 7: Housing (+ +/?) Significant Mixed Effects are Predicted in Relation to: Obj 12. Efficiency of Land Use (+/--).	

Core Policy 6 Alternative Options

Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF

SA objective	CP6: Estate Renewal			
	CP6: Estate Renewal		Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's Townscape in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods which incorporate green infrastructure. The exact effects are uncertain as the location of development is unknown.	+/-/?	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's Townscape in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods which incorporate green infrastructure. In the absence of this specific policy, protection of landscape would be provided through the NPPF; and CP9: Conservation and the Natural Environment. The exact effects are uncertain as the location of development is unknown.	+/-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's cultural heritage in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods. Development would also need to accord with CP 12: The Historic Environment. The exact effects are uncertain as the location of development is unknown.	+/-/?	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's cultural heritage in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods. Development would also need to accord with CP 12: The Historic Environment. The exact effects are uncertain as the location of development is unknown.	+/-/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's brownfield biodiversity in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods which incorporate green infrastructure. Development would also need to accord with CP 9 Conservation and the Natural Environment and CP 10 Green Infrastructure. The exact effects are uncertain as the location of development is unknown.	+/-/?	Estate renewal projects (assumed to be in the urban areas of the borough) could result in adverse effects on the Borough's brownfield biodiversity in the short term. However, positive effects are anticipated in the long term through better designed neighbourhoods which incorporate green infrastructure. Development would also need to accord with CP 9 Conservation and the Natural Environment and CP 10 Green Infrastructure. The exact effects are uncertain as the location of development is unknown.	+/-/?
4. Achieve sustainable levels of prosperity and economic	The Policy provides a framework for renewal projects to take account of if and when these come forward and as such should contribute positively towards this objective. The policy will provide a policy hook for future	+/?	In the absence of any policy in respect of Estate Renewal there will be no framework to guide regeneration projects that do come forward and no certainty to developers that such schemes would	?

SA objective	CP6: Estate Renewal			
	CP6: Estate Renewal		Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF	
	Justification	Likely Effect	Justification	Likely Effect
growth to stimulate economic regeneration.	<p>developers when considering whether to take forward schemes (providing a level of certainty and support at the Borough level) and provides a hook for funding applications (e.g. within Business Improvement Districts/Local Enterprise Partnerships etc).</p> <p>It is does not, however, specify which areas should come forward for renewal or prescribe requirements for specific estates and consequently such there is uncertainty applied to the score.</p>		<p>be supported.</p> <p>However, it remains uncertain if and when projects will come forward.</p>	
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	<p>The policy does not specify where renewal is expected to take place and such it is not possible to predict whether renewal would be directed to the Borough's town centres as a first principle.</p>	?	<p>In the absence of the policy it is still not certain where redevelopment would take place and hence whether renewal would be directed to the Borough's town centres as a first principle.</p>	?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	<p>The policy seeks to deliver a high quality and safer environment than the estate it replaces taking account of local services. It is assumed that this includes education facilities. It is unclear whether renewal projects in more deprived areas would come forward first which would result in further positive effects against this objective.</p>	+/?	<p>In the absence of policy CP6 it remains uncertain as to whether regeneration schemes would come forward in areas of higher deprivation and whether links with existing communities e.g. in terms of schools provision would be taken into account.</p> <p>However, CP 7: Supporting and Sustaining the Local Economy does seek to use planning obligations to maximise the opportunity for apprenticeships to contribute to key development and regeneration schemes.</p>	+/?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	<p>The policy seeks to create better quality environments (including housing) than the estates which are replaced. This includes bringing sub-standard housing up to current standards. As such positive effects are predicted, however, there is uncertainty as it unclear if and when renewal programmes would come forward.</p>	++/?	<p>In the absence of Policy CP6 there is no specific framework seeking to bring sub-standard housing up to current standards.</p> <p>However, a key objective of all regeneration projects would be to improve housing standards (regardless of whether there is a specific policy stating this or not). Furthermore, policies CP3: Affordable Housing and CP4 Housing Mix would ensure that a proportion of affordable housing and an appropriate mix of housing is achieved on site.</p>	+/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to	<p>Estate renewal is likely to have indirect positive effects on health through improvements in the quality of housing and creation of a better designed environment. Effects are, however, uncertain as delivery of the renewal programme is unclear.</p>	+/?	<p>Estate renewal is likely to have indirect positive effects on health through improvements in the quality of housing and creation of a better designed environment. Effects are, however, uncertain as delivery of the renewal programme is unclear.</p>	+/?

SA objective	CP6: Estate Renewal			
	CP6: Estate Renewal		Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF	
	Justification	Likely Effect	Justification	Likely Effect
development and the environment.				
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	Estate renewal is likely to have indirect positive effects on creating and sustaining vibrant communities – the policy seeks to create a better quality environment than the estate which is replaced, which is linked to existing local areas. Effects are, however, uncertain as the delivery of the renewal programme is unclear.	+/?	Estate renewal is likely to have indirect positive effects on creating and sustaining vibrant communities. Effects are, however, uncertain as the delivery of the renewal programme is unclear. Policy CP13: Design and the Built Environment also seeks to ensure that new development reduces crime and fear of crime.	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The policy seeks to deliver a high quality and safer environment than the estate it replaces taking account of local services. It is unclear whether renewal projects in more deprived areas would come forward first which would result in further positive effects against this objective.	+/?	It is assumed that Estate Renewal would regenerate and renew disadvantaged areas. This is likely to take place regardless of whether or not policy CP6 is in the Plan. The effects are, however, uncertain as it is not clear when and if schemes would come forward.	+/?
11. Improve accessibility to and enhance local services and facilities.	The policy sets out a framework to ensure estate renewal is better linked to existing local areas and services. There is uncertainty as it not clear what estate renewal projects will come forward.	+/?	In the absence of a policy framework which explicitly states that renewal should be better linked to existing communities it is unclear whether existing local services would be enhanced. However, CP18: Education, Community, Leisure and Cultural Facilities provides a strong mechanism to secure new and enhance existing 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.	Estate renewal would take place on previously developed sites and it is assumed that existing materials and buildings would be reused where possible.	+/?	It is assumed that estate renewal would take place on previously developed sites and it is assumed that existing materials and buildings would be reused where possible.	+/?
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood	The policy does not prescribe a location for development and as such it is unclear whether renewal would take place on areas of higher flood risk. CP 16 Flood Risk Management will however apply to ensure new estate projects manage flood risk effectively.	+/?	The policy does not prescribe a location for development and as such it is unclear whether renewal would take place on areas of higher flood risk. CP 16 Flood Risk Management will however apply to ensure new estate projects manage flood risk effectively.	+/?

SA objective	CP6: Estate Renewal			
	CP6: Estate Renewal		Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF	
	Justification	Likely Effect	Justification	Likely Effect
events can bring.				
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	The policy sets a framework for future estate renewal which includes improving the performance of buildings in respect of energy efficiency and in order to adapt to the likely effects of climate change. Furthermore CP 13 Design and the Built Environment and CP 15 Energy Efficiency would also apply.	+	In the absence of the policy there would be no specific framework to ensure new buildings are energy efficient and adapt to the likely effects of climate change. However, mandatory standards would apply in respect of sustainable construction and policies CP 13: Design and the Built Environment and CP: 15 Energy Efficiency would also apply.	+
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	The policy framework seeks to ensure that the applicants putting forward Estate Renewal Schemes demonstrate that short term disruptions e.g. through noise/air pollution are outweighed by the long term gains from development. Furthermore, Policy CP14 Environmental Quality would apply to ensure that projects likely to have unacceptable impacts on the local environment do not come forward.	+	Although there would be no specific framework to ensure short term disruptions occurring during estate renewal (e.g. pollution) are outweighed by the long term gains from development, existing policies such as CP14 Environmental Quality would apply to ensure adverse effects are minimised.	+
16. Improve water efficiency and achieve sustainable water resource management.	The policy framework seeks to ensure that the applicants putting forward Estate Renewal Schemes demonstrate that short term disruptions e.g. through water pollution are outweighed by the long term gains from development. Furthermore, Policy CP14 Environmental Quality would apply to ensure that projects likely to have unacceptable impacts on the local environment do not come forward. Water efficiency improvements are expected to be delivered through mandatory standards and the requirements set down in core policies 13 and 15.	+	Although there would be no specific framework to ensure short term disruptions occurring during estate renewal (e.g. water pollution) are outweighed by the long term gains from development, existing policies such as CP14 Environmental Quality would apply to ensure adverse effects are minimised. Water efficiency improvements are expected to be delivered through mandatory standards and the requirements set down in core policies 13 and 15.	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	The policy framework seeks to ensure that the environmental performance of buildings is improved and that climate change adaptations are included. Core policies CP13 and 15 would also apply.	+	In the absence of the policy there would be no specific framework to ensure new buildings are energy efficient and adapt to the likely effects of climate change. However, mandatory standards would apply in respect of sustainable construction and policies CP 13: Design and the Built Environment and CP: 15 Energy Efficiency would also apply.	+
18. Reduce waste	The policy framework does not specifically refer to waste, however, core	+	CP 6 does not specifically refer to waste, however, core policy 14:	+

SA objective	CP6: Estate Renewal			
	CP6: Estate Renewal		Alternative Option 1: Do not have a specific policy for estate renewal and react to proposals should the need arise using other policies in the Core Strategy and the NPPF	
	Justification	Likely Effect	Justification	Likely Effect
generation and increase the amount of waste which is recycled or re-used.	policy 14: Environmental Quality would apply to minimise any unacceptable impacts.		Environmental Quality would apply to minimise any unacceptable impacts.	
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	The policy framework does not specifically refer to the reduction of traffic congestion and improving travel choice, therefore it is possible that estate renewal schemes could lead to increased traffic levels. However, policy CP20: Transport Infrastructure would apply ensuring that traffic impacts are assessed and managed effectively e.g. through preparation of Travel Plans. There is uncertainty in the appraisal as the potential for mitigation to resolve impacts on junctions in Billericay and Wickford is currently unknown.	?	CP 6 does not specifically refer to the reduction of traffic congestion and improving travel choice, therefore it is possible that estate renewal schemes could lead to increased traffic levels. However, policy CP20: Transport Infrastructure would apply ensuring that traffic impacts are assessed and managed effectively e.g. through preparation of Travel Plans. There is uncertainty in the appraisal as the potential for mitigation to resolve impacts on junctions in Billericay and Wickford is currently unknown.	?
Summary of Significant Effects / Further Recommendations for Mitigation	No significant adverse effects are predicted. Significant positive effects are predicted for SA Objective 7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.		No significant positive or negative effects are anticipated.	

CP 7 Alternative Options

Alternative Option 1: Rely on the NPPF

This is not considered to be a reasonable alternative since it is implicit in Section 1 of the NPPF that there is an expectation that Local Plans should include policy with the aim of building a strong, competitive economy.

Alternative Option 2: Provide less employment land and wait for the market to decide what locations should be brought forward.

This is not considered a reasonable alternative as it is not compliant with the NPPF because it would not “meet anticipated needs over the plan period” (Para 21, 2nd bullet)

Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice

Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Policy CP7 seeks to encourage the use of land within the exiting employment areas, intensification of previously developed land and the realisation of vacant sites or land uses, using the sequential test, which should minimise the effects on the landscape of the Borough. Policies CP9 and CP13 should help to ensure that development is well designed. However, the appraisals of PAD5 and PAD6 have identified the potential for significant adverse effects on this SA objective arising from development at these locations. Given that employment would be likely to be a relatively small component compared to the housing element, a minor significant effect with respect to CP7 is identified.	+/-	It is not known where the additional employment land would be located, but given that Policy CP7 needs to deliver employment uses in the PADCs it is assumed that this could only be achieved by development on greenfield land, which raises the likelihood of there being significant adverse effects on the landscape, particularly given the nature and scale of such types of development.	-/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	+/-
2. Protecting and enhancing the cultural heritage and local distinctiveness	Policy CP7 seeks to encourage the use of land within the exiting employment areas, intensification of previously developed land and the realisation of vacant sites or land uses, using the sequential test, which should minimise the effects on the historic	+/-	It is not known where the additional employment land would be located, but given that Policy CP7 needs to deliver employment uses in the PADCs it is assumed that this could only be achieved by development on greenfield	-/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective	+/-

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
of Basildon Borough.	environment of the Borough. Policies CP12 and CP13 should help to ensure that development is well designed with respect to cultural heritage assets. However, the appraisals of PAD5 and PAD6 have identified the potential for significant adverse effects on this SA objective from development at this location. Given that employment would be likely to be a relatively small component compared to the housing element, a minor significant effect with respect to CP7 is identified.		land which raises the likelihood of there being adverse effects on cultural heritage, although the most sensitive locations could potentially be avoided.		would also apply to this alternative.	
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Policy CP7 seeks to encourage the use of land within the existing employment areas, intensification of previously developed land and the realisation of vacant sites or land uses, using the sequential test, which should minimise the effects on the biodiversity of the Borough. Policies CP9 and CP10 and CP13 should help to ensure that development does not adversely affect biodiversity. However, the appraisals of PAD5 and PAD6 have identified the potential for significant adverse effects on this SA objective from development at this location. Given that employment would be likely to be a relatively small component compared to the housing element, a minor significant effect with respect to CP7 is identified.	+/-	It is not known where the additional employment land would be located, but given that Policy CP7 needs to deliver employment uses in the PADs it is assumed that this could only be achieved by development on greenfield land which raises the likelihood of there being adverse effects on biodiversity, although the most sensitive locations could potentially be avoided.	-/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	+/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Policy CP7 provides for sufficient employment land to meet the Borough's needs as set out in the Basildon Borough Employment Land and Premises Study (Atkins, July 2013)	++	Providing for more employment land than has been identified as being needed in the Basildon Borough Employment Land and Premises Study would help to achieve this SA objective and would provide an additional choice of sites for businesses. However, it could have knock-on effects for the economies of neighbouring authorities by creating an	++/-	Although this Alternative would not be as pro-active as Policy CP7, it is likely that public sector partners and providers would still carry out some upgrades to educational facilities and services, albeit with less certainty. Otherwise the effects of Policy CP7 would apply.	++/?

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
			imbalance in employment land provision between the authorities.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	Policy CP7 requires new B1 office development to follow the hierarchy and sequential test set out in Core Policy 8, and only then provides for this type of development in other locations in protected employment areas and PAD5 and PAD6 urban extensions if no suitable existing or edge of centre sites are available. There is some uncertainty by allowing for non- town centre uses within defined town centres, so long as they can demonstrate that the proposal maintains the vitality of the town centre. The appraisals of PAD5 and PAD6 both recorded significant positive effects against this SA objective.	++/?	It is unclear how an over-provision of employment land might affect the Borough's town centres, as the sequential test as set out in Policy CP7 could still apply.	?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	++/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	Policy CP7 includes a specific section on 'improving access to education and skills development', with the aim of reducing the number of young people in the Borough that are not in education, employment or training and the unemployed.	++	It is assumed that the component of Policy CP7 relating to 'improving access to education and skills development' , would apply also under this alternative, and therefore would be likely to give rise to similar effects, albeit with some uncertainty.	++/?	It is likely that public sector partners and providers would continue to seek to achieve the outcomes under Policy CP7 with respect to skills and education, although there is less certainty that it would result in success.	++/?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy does not relate to the delivery of housing.	0	This policy theme does not relate to the delivery of housing.	0	This policy theme does not relate to the delivery of housing.	0
8. Improve the health and	CP7 aims to provide for sufficient employment land to deliver the number of		By over-providing employment land, the same positive effects as under Policy		Although public sector partners and providers would be likely to continue to	

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	jobs identified as being needed by the Borough. It also seeks to improve access to education and skills development. This should result in positive indirect outcomes for health, especially for those currently not in education, employment or training.	+	CP7 are likely to arise, although this potentially could have knock-on effects on surrounding authority areas if Basildon were to become the focus of job creation to the detriment of neighbouring areas.	+/?	invest in educational and skills training, this would not receive the added support of the Draft Local Plan Core Strategy.	+/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime.	+/?	The provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime.	+/?	It is likely that investment in education and skills development would continue, even without the Draft Local Plan Core Strategy, which would result in indirect positive effects.	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Although not specifically targeted at regeneration areas, Policy CP7 protects employment areas that could offer opportunities for work for more deprived communities, and there could be similar positive effects arising from employment related development in PAD3, PAD5 and PAD6.	+	The provision of additional employment land could result in even greater opportunities for jobs close to deprived communities, although this would be more than the Employment Land and Premises Study found was needed. The effect is therefore considered to be minor positive.	+	It is likely that investment in education and skills development would continue, even without the Draft Local Plan Core Strategy, which would result in indirect positive effects for more deprived communities.	+/?
11. Improve accessibility to and enhance local services and facilities.	The main thrust of Policy CP7 is about the delivery of employment land, rather than community services and facilities, although it does seek to improve access to education and skills development, although this through apprenticeships and training schemes rather than the provision of facilities. A minor positive effect is predicted.	+	It is unlikely that the provision of more employment land than has been identified as being needed will result in significantly greater effects against this SA objective than Policy CP7, therefore the effects remain the same.	+	It is likely that investment in education and skills development would continue, even without the Draft Local Plan Core Strategy, although the effects would be less certain given that there would be no explicit commitment.	+/?
12. Improve efficiency of land use,	The main thrust of Policy CP7 is to make efficient use of existing employment areas. It protects employment areas from	++/-	The effects of providing more employment land than has been identified as being required, could lead	+/-?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with	++/-

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings.	non-employment related development, although it allows for the loss of employment land to other uses only after a two year test has been proven. It also seeks to intensify use of previously developed land, and the sequential test should help to add weight to this approach. The policy encourages, through a managed approach, the intensification and regeneration of underutilised land and premises along the A127 corridor, Radford Way (Billericay), Durham Road (Laindon) and Wickford Business Park (the appraisal of PAD3 recorded a significant positive effect). The appraisals of PAD5 and PAD6 identified minor negative effects against this SA objective, which is also reflected in this assessment.		to less incentive to make the most efficient use of existing land and premises, as other locations potentially including greenfield sites could come forward for development at the expense of existing employment land.		respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	Policy CP16 would be applied to the identification of all potential employment allocations, which should ensure that flood risk is taken into account and appropriately managed. The appraisals, though, for PAD5 and PAD6 identified the potential for significant negative effects on this SA objective, albeit uncertain. Given the type of use and that employment would be likely to be a relatively small component compared to the housing element, a minor significant effect with respect to CP7 is identified.	-/?	Policy CP16 would be applied to the identification of all potential employment allocations, which should ensure that flood risk is taken into account and appropriately managed. The appraisals, though, for PAD5 and PAD6 identified the potential for minor negative effects on this SA objective, albeit uncertain. These PADs would continue to be preferred under this alternative.	-/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	-/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases,	The protection and intensification of existing employment areas, and the application of the sequential test should ensure that jobs are located in areas that are close to resident populations and accessible by sustainable modes of transport, helping to minimise greenhouse gas emissions from traffic (although traffic	+/-	The effects on this SA objective of providing more employment land than needed are uncertain because they would be very much dependent upon where it would be delivered.	?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	+/-

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	movements could increase as a result of increased development). PADC5 and PADC6 were assessed as mixed significant negative/significant positive against this SA objective. PADC3 was assessed as mixed minor negative/significant positive effect. The contribution of the employment element is likely to be a small component of the overall development and therefore the effects are considered to be mixed but minor.					
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	Providing for additional employment land and encouraging the intensification and more efficient use of existing employment land and premises would inevitably lead to greater activity, traffic and consequentially noise and air pollution. These issues are addressed through Policy CP14. There is the potential for the remediation of contaminated land through re-use. The appraisals of PADC5 and PADC6 found minor negative effects against this SA objective. Overall the effect is considered to be minor negative.	-	It is likely that noise and air pollution would be similar to Policy CP7, although with the potential for increased pollution as a result of greater traffic movements and construction activity. The effects would depend upon location.	-/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	-
16. Improve water efficiency and achieve sustainable water resource management.	Although employment development would inevitably require water resources the use of water would be managed through the application of Policy CP14. The appraisals of PADC3, PADC5 and PADC6 all recorded minor positive effects against this SA objective, but it is considered that Policy CP7 by itself would have little clear relationship.	0	Delivering more employment land than needed would be likely to result in greater consumption of water resources, but would not necessarily have a relationship with the efficiency with which the water is used. It is therefore considered that there would be no clear relationship with this SA objective.	0	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	0
17. Adopt building and public realm designs which ensure the Borough is	Policy CP7 requires new business development in existing employment areas to be in keeping with the surrounding environment. Policy CP13 addresses design issues. The Policy by	0	There is no reason to suppose that providing more employment land than is needed would mean that its design would be any different than under Policy CP7, because of the application of Policy	0	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the	0

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
prepared for the impacts of climate change.	itself is expected to have a negligible effect on this SA objective.		CP13.		effects of Policy CP7 for this SA objective would also apply to this alternative.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The amount and location of employment land, by itself, does not have a clear relationship with the generation of waste, which is dealt with by Policy CP14.	0	The amount and location of employment land, by itself, would not have a clear relationship with the generation of waste, which is dealt with by Policy CP14.	0	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	<p>Essex County Council undertook an evaluation of the transport aspects of employment sites considering a range of criteria such as proximity to existing residential sites and local centres; proximity to existing public transport and the ability to travel by walking and cycling.</p> <p>New employment sites to the east and west of Basildon (which would take place under the preferred spatial option) perform well across the range of criteria, particularly on establishing large developments that are close to existing and planned housing development. They also have good highway accessibility and relatively low network congestion in their vicinity and lend themselves to travel planning.</p> <p>As such a positive score is predicted. This is supported by development through PADC 3: A127 Enterprise Corridor which concentrates development mainly within existing sites with good access to the A127.</p> <p>However, reflecting a likely increase in car and freight journeys an adverse effect is also possible.</p> <p>There is uncertainty in the appraisal</p>	+/-/?	<p>Additional employment has potential to result in significant adverse effects on this objective due to the likely increase in traffic levels.</p> <p>This is, however, uncertain as the scope for mitigation is unknown.</p>	--/?	The only difference between this alternative and Policy CP7 would be deletion of the section of Policy CP7 with respect to 'improving access to education and skill development'. Therefore the effects of Policy CP7 for this SA objective would also apply to this alternative.	+/-/?

SA objective	CP7: Supporting and Sustaining the Local Economy					
	CP7 (Supporting and Sustaining the Local Economy)		Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice		Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	reflecting the results of the transport modelling for the preferred option and as the potential for mitigation is currently unknown.					
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects would be likely for Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration (++) , Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (++)/? , Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough (++) , and Objective 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 (+/-).</p> <p>No recommendations.</p>		<p>Significant positive effects would be likely for Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration (++)/? , Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough (++)/? .</p> <p>There is the potential for significant negative effects against Objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough (--/?), Objective 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 (+/-/?) and Objective 19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations (--/?).</p>		<p>Significant positive effects would be likely for Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration (++)/? , Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (++)/? , Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough (++)/? , and Objective 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 (+/-).</p>	

Core Policy 8 Alternative Options

Alternative Option 1: A policy that supports regeneration and renewal of town and local centres only

This is not considered a reasonable alternative. While the NPPF provides policy that requires local planning authorities to apply a sequential test and then describes the criteria for this test, the NPPF implies that expects Local Plans to provide policy for addressing identified needs and proposals that cannot be accommodated in town centre or edge of centre sites (e.g. see NPPF bullet 8, para 23).

Alternative Option 2: To not have a policy directing retail development, letting the market decide

This is not considered a reasonable alternative. It clearly does not conform with paras 23 to 27 of the NPPF.

SA objective	CP8: Securing Centre Vitality	
	CP8 (Securing Centre Vitality)	
	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Policy CP8 will help to ensure that the most efficient use of the hierarchy of centres is achieved, by applying the sequential test and also by promoting regeneration of the town centres, which should help to improve the townscape. This in turn will help to protect the wider landscape from potentially adverse development.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Application of the hierarchy of centres and sequential test, and the prevention of loss of whole local centres and sub-centres should help to protect and enhance the character of the settlements. Policy CP13 and Policy CP12 should help to ensure that development takes place that takes into account the heritage of the Borough and its historic character.	+
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Policy CP8 primarily deals with existing built-up areas, which are less valuable for biodiversity. It is unlikely that this policy will have significant effects on this SA objective.	0
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Policy CP8 aims to foster the vitality of the hierarchy of centres of the Borough, and to regenerate existing town centres. By applying the sequential test and impact assessments, it could potentially lead to missed opportunities to deliver retail investment that otherwise may have been attracted to the Borough, but in turn this will help to minimise any adverse effects on the established centres.	++/-
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This is the primary purpose of Policy CP8. By seeking to regenerate the town centres, reviewing the centre boundaries to ensure that they are fit for purpose, by requiring impact assessments for large-scale retail outside the town centres, and facilitating the evening economy should all help to put in place the policy conditions needed to achieve this SA objective. The sequential approach and impact assessments should help to ensure that the viability and vitality of the town centres are not undermined.	++
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	There is no clear relationship between Policy CP8 and this SA objective.	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	There is no reference to the inclusion of homes in the centres. These are dealt with through the PADC policies for the town centres. However, centres of all types may offer opportunities for homes as well as retail uses (e.g. 'living over the shop'), and therefore this could be a missed opportunity to foster multiple uses in the centres and aiding their vitality.	0
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities	Providing for the regeneration of the town centres, and preventing the loss of local and sub-centres, should help to	+/-

SA objective	CP8: Securing Centre Vitality	
	CP8 (Securing Centre Vitality)	
	Justification	Likely Effect
in health related to development and the environment.	provide opportunities for local people to access the retail services they need, including by sustainable modes of transport, with potential effects on health. However, promotion of the evening economy can be related to anti-social behaviour and alcohol consumption and use of fast-food retail outlets, which can be bad for health.	
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	Providing for the regeneration of the town centres, application of the sequential test and impact assessments, and preventing the loss of local and sub-centres, should help to sustain vibrant communities. However, promotion of the evening economy can be related to anti-social behaviour.	+/-
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The Borough's centres are located throughout neighbourhoods, including the most deprived. There is specific reference in Policy CP8 to preventing the loss of whole local centres and sub-centres unless alternative shopping or community facilities already exist that are accessible by walking, cycling or public transport.	+
11. Improve accessibility to and enhance local services and facilities.	The Borough's centres are located throughout neighbourhoods, and there is specific reference in Policy CP8 to preventing the loss of whole local centres and sub-centres unless alternative shopping or community facilities already exist that are accessible by walking, cycling or public transport.	+
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.	The regeneration of the town centres, the provision to review town centre boundaries, the sequential test and impact assessments should all help to encourage the efficient use of land.	++
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	There is no direct relationship between flood risk and Policy CP8. Policy CP16 addresses flood risk and flood management.	0
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	New retail development will inevitably generate greenhouse gas emissions and more shopping journeys. Encouraging the regeneration of the Borough's town centres, application of the sequential test and impact assessments, and preventing the loss of local and sub-centres unless there are alternative facilities accessible by sustainable modes of transport , should play a role in providing opportunities for residents to use these centres rather than travelling further afield by car (e.g. to Lakeside, Chelmsford, Brentwood). Policy CP8 does not rule out out-of-centre retail development, although these will be subject to both the sequential test and impact assessments. The effects on traffic (and associated greenhouse emissions) will be addressed by Policy CP19. Greenhouse gas emissions from the development of retail units will be addressed by Policy CP15.	+/-
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	New retail development will inevitably generate and more shopping journeys, some of which will be by car. Encouraging the regeneration of the Borough's town centres, application of the sequential test, and preventing the loss of local and sub-centres unless there are alternative facilities accessible by sustainable modes of transport , should play a role in providing opportunities for residents to use these centres rather than travelling further afield by car (e.g. to Lakeside, Chelmsford, Brentwood). Policy CP8 does not rule out out-of-centre retail development, although these will be subject to both the sequential test and retail impact assessments. The effects on traffic (and associated air pollution) will be addressed by Policy CP19 and Policy CP14. There is the potential for additional noise disturbance from promotion of the night-time economy in the town centres.	+/-
16. Improve water efficiency and achieve sustainable water resource management.	Although new retail development may use up water resources, this is addressed by Policy CP14.	0

SA objective	CP8: Securing Centre Vitality	
	CP8 (Securing Centre Vitality)	
	Justification	Likely Effect
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	There is no mention of the impacts of climate change on the centres. With respect to the town centres in particular, in order to make them more attractive to users, they would benefit from being designed to adapt to extreme weather events, such as storms (by providing cover in public areas and to transport links such as bus and rail stations), and heatwaves (e.g. through tree planting).	?
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	Retail and fast food outlets can generate significant waste (e.g. packaging) and litter. Waste is dealt with in Policy CP14, but there is no specific mention of waste generated by retail uses.	?
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	The overall thrust of the policy is to promote development in the town centres through the hierarchy of centres and the sequential test and as such a positive effect is predicted. However, transport modelling for the preferred spatial option predicts that a number of junctions particularly in Billericay and Wickford could come under strain through new development resulting in potential adverse effects. As mitigation is unknown, there is uncertainty in the appraisal.	+/-/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects on Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration (++/-), Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (++), and Objective 12: Improve efficiency of land use, through the re-use of previously developed land and existing buildings (++).</p> <p>No significant negative effects were identified.</p> <p>Recommendations:</p> <p>Consider reference to opportunities to allow for homes to be provided in the centres other town centres (e.g. living over the shop) as part of their overall offer and to encourage mixed-use.</p> <p>Consider including the need to ensure that centres, especially town centres, are designed to take into account climate change events such as storms (by providing in public areas and to transport links such as bus and rail stations), preventing flash floods) and heatwaves (by cover again, and also trees).</p> <p>Consider including reference to the management of waste and litter from retail and food outlets, either in Policy CP8, or in Policy CP14.</p>	

Core Policy 9 Alternative Options

Alternative Option 1: Rely on the NPPF and legislation

Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	<p>Policy CP9 aims to protect and enhance the environment as well as restore biodiversity and landscape assets. The preservation of locally important views and landscape character and local distinctiveness is one of the key objectives of the policy. This policy has been supported by a Landscape Capacity Study which identified highly sensitive landscapes in the Borough and sets out management objectives for consideration in each landscape character area.</p> <p>The policy objective to promote the living landscapes initiative will also enhance the connectivity of habitat sites both within and across the Borough's boundary.</p>	++	<p>The NPPF promotes a presumption in favour of development, unless it will result in adverse effects on the environment, including the landscape.</p> <p>This is likely to have a positive impact in the Borough and support the conservation and enhancement of the Borough's landscapes.</p> <p>However, without a local policy approach there is no strategic framework providing guidelines for developers to protect and enhance the Borough's landscapes.</p>	+/?	<p>Former policy CS1 is likely to have a positive effect on the conservation and enhancement of the landscapes throughout the borough.</p> <p>However, the policy does not take into account updated evidence on landscape character and capacity.</p>	+/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	<p>Policy CP9 aims to promote the boroughs' Landscape Character Area Management Guidelines as part of development. This will provide protection to the local distinctiveness of places throughout the Borough with a positive effect on the Borough's cultural heritage and local distinctiveness.</p> <p>Policy CP12: The Historic Environment will also provide protection.</p>	+	<p>Conserving heritage assets is established as a key principle within the NPPF. However it does not take into account locally defined cultural assets.</p>	+/?	<p>Former policy CS1 seeks to protect the Borough's landscape and green infrastructure which could indirectly protect the Borough's cultural heritage.</p>	+
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	<p>Policy CP9 includes an objective to assist in the implementation of the wider Essex Biodiversity Action plan. This establishes locally agreed targets for the borough on the protection and conservation of local</p>	++	<p>The NPPF seeks to minimise impacts on biodiversity and provide net gains where possible. Development on SSSIs should not normally be permitted; planning permission should be refused for</p>	+/?	<p>Policy CS1 includes an objective to contribute to the Essex and Local biodiversity action plans and limiting the loss of UK BAP habitats and improve vulnerable biodiversity networks.</p>	+

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	habitats. In addition the supporting text notes that priority species will be given the same level of protection as local habitats and efforts will be sought to improve private landowner's management of both wildlife and nature conservation sites and integrate them into the wider green infrastructure of Basildon council. Most importantly, the policy aims to contribute to a net gain in the Borough's biodiversity assets and improving inter-connected green infrastructure. As such a significant positive effect is anticipated.		development resulting in the loss of or deterioration of irreplaceable habitats including ancient woodland. The NPPF also states that potential and candidate European nature conservation designations should be afforded the same level of protection as those which have been formally designated. As such, the Borough's biodiversity would be protected, although it is unclear if locally designated sites (such as Local Wildlife Sites) would be given appropriate consideration.			
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	The CP9 policy aims to improve the connectivity of green infrastructure, management of the natural environment, promote the Landscape Character Areas and the Living Landscapes Initiative. These have the potential to generate local jobs and increase the visitors to the Borough; however this policy makes no specific reference to linking conservation and natural environment management objectives to economic ones. Seeking to deliver a net gain in biodiversity, protecting and enhancing landscape character and local distinctiveness, contributing to green infrastructure and taking account of the borough's national biodiversity assets and international assets outwith the borough could adversely affect the viability of some development schemes, particularly smaller ones.	-/?	The purpose of the NPPF is to secure economic development. While the NPPF encourages the identification of priority sites for regeneration, infrastructure and environmental enhancement, it makes no specific reference to local areas and does not specify which local assets should be preserved and enhanced. In the absence of a local policy approach, more development could come forward, although this is uncertain.	+/?	The primary aim of this policy is to conserve and enhance the natural environment. While the outcomes of the policy may enhance the attractiveness of place, the policy is unlikely to improve levels of prosperity and economic growth to stimulate economic regeneration.	0
5. Ensure the Borough's Town	Seeking to deliver a net gain in biodiversity, protecting and enhancing	+/-	The NPPF is likely to have a positive effect on town centre development: however it	+/-	The primary aim of this policy is to conserve and enhance the natural	+

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	landscape character and local distinctiveness, contributing to green infrastructure and taking account of the borough's national biodiversity assets and international assets outwith the borough could adversely affect the viability of some development schemes, particularly smaller schemes in the town centre. Conversely the protection and enhancement of local assets should serve to improve the quality of the Borough's town centres.		does not contain any specific policy which takes into account the local context of Basildon Borough Council. Furthermore, improvements to the quality local environment may be less likely to be secured.		environment. This includes new development sites and enhancements to existing spaces. While the policy does not specifically identify town centres, it is likely that the sustainability of the borough's town centres will be improved if it forms part of a regeneration project or is part of a new development.	
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	Not Relevant					
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Policy CP9 is unlikely to have any impact upon ensuring that everyone has the opportunity to live in a decent home. However, through increasing the protection given to sites of local importance as well as seeking a net gain in biodiversity, there is the potential for this policy to restrict the provision of local housing supply / increase developer's environmental viability targets.	-/?	The NPPF promotes protection of international and national sites of nature conservation importance. Relying on the NPPF may be less burdensome for developers than a local planning approach as there may be less local-level restrictions on development.	+/?	Former policy CS 1 could increase developer cost in securing new or extended spaces alongside new developments.	-/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and	CP9 is likely to provide local residents with the opportunity to access to local wildlife and exercise in a safe environment through connectivity of green infrastructure. This will improve the local environment for all residents, but in particular residents of deprived neighbourhoods who may experience spatial inequalities.	++	The NPPF promotes health and wellbeing, however, local gains e.g. through provision of interconnected green infrastructure may be less likely	+/?	CS1 will improve and enhance the Borough's green infrastructure assets. The objective to secure new and enhance existing open spaces, will increase opportunities for local residents to access and enjoy local wildlife and outdoor activities. However the lack of connectivity planned between sites means that some communities could be excluded or have	+/-

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
the environment.	By conserving and enhancing the natural habitats and biodiversity across the borough, while also encouraging private landowners to improve their management of sites, Policy CP9 is also likely to have a positive impact upon local pollution and climatic affects. These would include air and soil quality and provide natural shade for local residents during summer periods.				limited opportunity to access open green spaces and the wider network. This could result in an increase in inequalities.	
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	Not Relevant					
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Not Relevant					
11. Improve accessibility to and enhance local services and facilities.	Not Relevant					
12. Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials	Not Relevant					

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
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.	Policy CP9 aims to protect and improve the connectivity of green infrastructure throughout the Borough. Green infrastructure provides a flood management function and can therefore minimise the risk of flooding and damage to public health and property. A joined up approach to green infrastructure is more likely to achieve multiple benefits.	+/?	The NPPF encourages local plans to take into consideration flood risk and how this could be managed through adaptive measures such as green infrastructure as well as avoiding development altogether unless it can be made safe and avoids the risk of flooding elsewhere.	+	Former policy CS 1 is likely to have a positive impact on increasing the Borough's green infrastructure assets. Green infrastructure provides a flood management function and can therefore minimise the risk of flooding and damage to health and property.	+/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	Policy CP9 includes a number of objectives aiming to improve and protect green infrastructure and its connectivity across the Borough. The network of green infrastructure could provide local residents with alternative transport options and thus reduce the pressure on existing transport networks such as roads, reducing greenhouse gas emissions. Other policies in the plan including CP13: Design and the Built Environment will also contribute to reducing the local contribution to climate change.	+	The NPPF supports the creation and protection of green infrastructure. The NPPF also encourages the transition to low carbon future. This includes the deployment of renewable energy. This policy is likely to increase energy efficiency of buildings and the increase the development of renewable energy.	+	Former policy CS1 aims to protect and enhance green infrastructure, wildlife and other conservation sites across the Borough.	+
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	Not Relevant					
16. Improve water	Not Relevant					

SA objective	CP9: Conservation and the Natural Environment					
	CP9 (Conservation and the Natural Environment)		Alternative Option 1: Rely on the NPPF and legislation		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
efficiency and achieve sustainable water resource management.						
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Not Relevant					
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	Not Relevant					
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Not Relevant					
Summary of Significant Effects / Further Recommendations for Mitigation	Significant positive effects are anticipated for: <ul style="list-style-type: none"> Objective 1: Landscape Objective 3: Biodiversity Objective 8: Health & Wellbeing 		No significant positive or negative effects are anticipated.		No significant positive or negative effects are anticipated.	

Core Policy 10 Alternative Options

Alternative Option 1: Do not provide additional green infrastructure to meet the current and future needs of the Borough

This is not considered a reasonable alternative as it is not in accordance with the 1st bullet of para 114 of the NPPF, which states that “local planning authorities should set out a strategic approach in their Local Plans, planning positively for....green infrastructure”.

Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment

Alternative Option 3: Do not include specific reference to open space standards in the Core Strategy and have a laissez faire approach to retention and improvement to the open space resource

This is not considered a reasonable alternative as it is not in accordance with para 73 of the NPPF

Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents

SA objective	CP10 - Green Infrastructure					
	CP10 (Green Infrastructure)		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment		Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Policy CP10 sets out a positive policy approach to the Borough's Green Infrastructure (GI) that should bring significant positive effects for both rural and urban landscapes of the Borough.	++	Although GI was captured within a wider policy on conservation and the natural environment, it still required the protection and restoration of GI, although was not as specific in its requirements, giving less certainty about its effects.	++/?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same significant positive effects identified under the preferred policy.	++
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Policy CP12 addresses the historic environment, but Policy CP10 should play a positive role in helping to protect the historic environment, although this could be brought out more strongly.	+	There is no specific reference to the historic environment in this policy alternative, although the policy should have some positive indirect effects.	+	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same positive effects identified under the preferred policy.	+
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Policy CP9 deals specifically with biodiversity, but Policy CP10 mentions the role that GI can play too, which should help to deliver significant positive effects.	++	The alternative policy wording makes the specific link between GI and biodiversity and should result in significant positive effects.	++	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same significant positive effects identified under the preferred policy.	++
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Protecting, restoring, extending and enhancing the GI network should help to make the Borough a more attractive place in which to business. However, Policy CP10 also requires development	+/-	As with the preferred policy, the alternative policy which seeks to protect and restore GI should help to make the Borough a more attractive place in which to businessbut also requires development	+/-	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same mixed effects identified under the preferred policy.	+/-

SA objective	CP10 - Green Infrastructure					
	CP10 (Green Infrastructure)		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment		Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	to contribute to the GI network, which could add to development costs.		to contribute to the GI network, which could add to development costs.			
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	Specific mention is made in Policy CP10 to 'greening the urban environment', which should offer opportunities to deliver significant positive effects to the town centres, although these are not specifically mentioned in the policy, hence there is some uncertainty.	++/?	There is no specific mention of the town centres in the alternative policy wording. It could bring benefits but these are not certain.	?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same significant positive effects identified under the preferred policy.	++/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	Physical education is an important part of the curriculum and therefore the attention paid in Policy CP10 to the provision of sport and recreational activities should help to deliver a positive effect on this SA objective.	+	The alternative policy wording to GI makes reference to adopting provision standards to secure new or extended open spaces alongside developments to keep pace with demand and carry out enhancements to existing spaces, but there is no specific reference to sport.	+/?	Even without reference to play spaces, the policy would still provide for play spaces accessible to residents, but not necessarily linked to development proposals. It is uncertain if this would meet the needs of the residents affected.	+/?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Although GI and open space can be a component of the wider development package, it will not by itself deliver homes.	0	Although GI and open space can be a component of the wider development package, it will not by itself deliver homes.	0	Although GI and open space can be a component of the wider development package, it will not by itself deliver homes.	0
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The provision of GI, including opportunities for walking, outdoor pursuits, sport and recreation, should all bring a positive effect on health. There is no specific reference to using GI to address health inequalities, which is potentially a missed opportunity.	++	The alternative policy wording to GI makes reference to adopting provision standards to secure new or extended open spaces alongside developments to keep pace with demand and carry out enhancements to existing spaces, but there is no specific reference to sport.	++/?	Even without specific reference to development incorporating play spaces, this policy approach should bring significant positive benefits for health, but it does introduce some uncertainty as to the role that development will play in this.	++/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The provision of GI and formal open space can, on the one hand, deliver positive benefits in terms of increased activity but if not managed carefully can attract anti-social behaviour.	+/-	The provision of GI and formal open space can, on the one hand, deliver positive benefits in terms of increased activity but if not managed carefully can attract anti-social behaviour.	+/-	The provision of GI and formal open space can, on the one hand, deliver positive benefits in terms of increased activity but if not managed carefully can attract anti-social behaviour.	+/-

SA objective	CP10 - Green Infrastructure					
	CP10 (Green Infrastructure)		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment		Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Policy CP10 specifically refers to the use of landscaping and GI in helping to secure regeneration and/or economic benefits.	+	There is no specific link made in the alternative policy wording to the link between GI and regeneration, although it is likely that some positive effects could arise.	+/?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same effects identified under the preferred policy.	+
11. Improve accessibility to and enhance local services and facilities.	GI can be considered to be part of the overall package of services and facilities that benefit local communities, and can also help to deliver improved access by walking and cycling to other services and facilities, therefore some minor positive effects could occur.	+	GI can be considered to be part of the overall package of services and facilities that benefit local communities, and can also help to deliver improved access by walking and cycling to other services and facilities, therefore some minor positive effects could occur.	+	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to similar effects identified under the preferred policy, although not necessarily as well located to new development.	+/?
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.	GI can be considered to be an efficient use of land because of the multiple benefits it is designed to deliver – it forms an essential component of the urban environment as well as the wider countryside. It therefore is likely to deliver significant positive effects.	++	GI can be considered to be an efficient use of land because of the multiple benefits it is designed to deliver – it forms an essential component of the urban environment as well as the wider countryside. It therefore is likely to deliver significant positive effects.	++	GI can be considered to be an efficient use of land because of the multiple benefits it is designed to deliver. However, under this alternative, it may mean that play space is delivered in inappropriate locations, resulting in less efficient use of land.	++/?
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	GI can play an important role in helping to manage flood risk, which is recognised in Policy CP10.	++	Although GI can play an important role in helping to manage flood risk, this is not specifically recognised in the alternative policy wording, reducing the potential significance of the positive effect.	+	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same significant positive effects identified under the preferred policy.	++
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local	GI can act as a carbon storage, which is specifically mentioned in Policy CP10, and it also makes reference to 'incorporating measures that will help to reduce the extent of climate change' without specifying or giving examples of what these might be. Overall the difference Policy CP10 is likely to make to carbon emissions from the Borough is likely to be positive but not significant.	+	There is no specific mention in the alternative policy wording of the role that GI can play in acting as carbon storage, but positive indirect effects are still likely to occur, but perhaps with less certainty.	+/?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same positive effects identified under the preferred policy.	+

SA objective	CP10 - Green Infrastructure					
	CP10 (Green Infrastructure)		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment		Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
energy needs to reduce the reliance on fossil fuels.						
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	GI can be both a means for restoring polluted land and can also help to act as mechanism for cleaning air through natural processes, although this is not specifically mentioned in the policy.	+/?	GI can be both a means for restoring polluted land and can also help to act as mechanism for cleaning air through natural processes, although this is not specifically mentioned in the alternative policy.	+/?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same positive effects identified under the preferred policy.	+/?
16. Improve water efficiency and achieve sustainable water resource management.	GI can be both a means for cleaning water through natural processes, although this is not specifically mentioned in the policy.	+/?	GI can be both a means for cleaning water through natural processes, although this is not specifically mentioned in the alternative policy.	+/?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same positive effects identified under the preferred policy.	+/?
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Policy CP10 specifically mentions greening the urban environment and enabling the Borough's communities to adapt better to a changing climate.	+	There is no specific mention of the urban areas or the role that GI can play in helping to mitigate against climate change in the alternative policy wording. It could bring benefits but these are not certain.	?	Even without the approach to play spaces, the remainder of Policy CP10 would give rise to the same positive effects identified under the preferred policy.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	No clear link between Policy CP10 and this SA objective.	0	No clear link between the alternative policy wording and this SA objective.	0	No clear link between this alternative and this SA objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	Although Policy CP10 promotes the use of GI for access opportunities for walkers and cyclists, it is unlikely that there will be a significant shift in travel behaviour, so the positive effect is considered to be minor.	+	The alternative policy wording will provide opportunities to use modes of transport other than the car, although this is not specifically brought out in the policy.	+/?	The effects are likely to be the same as Policy CP10, but with added uncertainty because it is not clear where the additional play spaces would be located, which could increase journeys by car if not in the appropriate locations.	+/?
Summary of Significant Effects / Further Recommendations for Mitigation	Significant positive effects against SA objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough (++); Objective 3: Protect, conserve and enhance the		Significant positive effects against SA objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough (++/?); Objective 3: Protect, conserve and enhance the Borough's		Significant positive effects against SA objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough (++); Objective 3: Protect, conserve and enhance the Borough's	

SA objective	CP10 - Green Infrastructure					
	CP10 (Green Infrastructure)		Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment	Alternative Option 4: Not to require development to incorporate play spaces, but to ensure play spaces are provided in off-site locations accessible to residents		
	Justification	Likely Effect	Justification	Likely Effect	Justification	
	<p>Borough's biodiversity and the habitats which support it (++)); objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (+ +/?); objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment (++)); objective 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 (++)); objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring (++)).</p> <p>No significant negative effects identified.</p> <p>Recommendations:</p> <p>Consider making specific reference to the role that GI can play in helping to conserve and strengthen the Borough's landscape character and historic landscapes, as well as biodiversity.</p> <p>Consider ensuring that references to the delivery of open space address priority areas that are deficient in open space.</p> <p>Provide examples, either within the policy or supporting text of 'measures that will help to reduce the extent of climate change'.</p> <p>Refer to the role that GI can play in helping to reduce air, water and land pollution.</p>		<p>biodiversity and the habitats which support it (++)); objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment (+ +/?); objective 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 (++)).</p> <p>No significant negative effects identified.</p>		<p>biodiversity and the habitats which support it (++)); objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (+ +/?); objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment (+ +/?); objective 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 (+ +/?); objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring (++)).</p> <p>No significant negative effects identified.</p>	

Core Policy 11 Alternative Options

Alternative Option 1: Rely on National Planning Policy Framework

The NPPF is clear that is for local planning authorities to establish and maintain Green Belt boundaries, providing justification when changes are required e.g. when drawing up or reviewing Green Belt boundaries. Given the significant changes which are required to Basildon's Green Belt a clear local policy approach (underpinned by evidence) which sets out the revised circumstances when Green Belt development would be permitted is necessary.

As such, this is not considered reasonable and is not appraised further.

SA objective	CP11: Green Belt	
	CP11 (Green Belt)	
	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Large-scale development will be permitted in areas designated as Green Belt, primarily through identification of Primary Areas of Development Change (PADCs). This includes areas of the Borough which are considered to be of higher landscape sensitivity (and hence of a lower capacity for development), as identified in Landscape Study (LCS, 2013). This is described in detail in the appraisal of the PADCs. Up to 9,100 dwellings will be developed in the Green Belt. As such as a potential significant adverse effect is identified.	--/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Large-scale development will be permitted in areas designated as Green Belt, primarily through identification of PADCs. This includes areas of the borough which are classed as Historic Environment Zones of 'High Sensitivity to Change', areas which include designated assets such as Grade II Listed Buildings and areas which are in close proximity to higher tier assets (such as Grade I Listed Buildings) and where there is potential for impacts on setting. However, mitigation is proposed which should mitigate impacts to some degree. Reflecting the worst-case scores identified for certain PADCs significant mixed effects are predicted.	+/--/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Large-scale development will be permitted in areas designated as Green Belt, primarily through identification of PADCs. This includes areas of the borough which are close to nationally designated assets such as SSSIs and within 5km of internationally designated nature conservation assets. Some of the PADCs proposed for development include local nature conservation designations (Local Wildlife Sites) and designated habitats such as ancient woodlands. However, the PADCs seek to avoid development within these designated sites as far as possible and measures are put forward to mitigate effects. As such mixed effects are considered likely.	+/-/?
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Housing and employment development has been put forward in order to meet need. This includes land within the Green Belt. Green Belt PADCs which incorporate employment land include PADC 5 and PADC 6. A significant positive effect is anticipated.	++
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	Town centre regeneration is proposed in Basildon, Laindon and Wickford. This includes housing and employment development. No further development is proposed in Billericay town centre as no land has been identified through the SHLAA process. Significant development in the Green Belt (9,100 dwellings and 11 ha of employment land) is contrary to this SA objective. However, the PADC policies seek to create new local centres that complement, enhance and link up with existing centres as far as possible. As such a minor positive effect is anticipated.	+

SA objective	CP11: Green Belt	
	CP11 (Green Belt)	
	Justification	Likely Effect
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This policy is not considered to have a direct effect on this objective.	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	The Borough's objectively assessed housing is 16,000 homes (Housing Topic Paper, 2013). In order to meet this need it is necessary to release land in Green Belt through the PADCs. Up to 9,100 homes will be required in the Borough's green belt. As Basildon is seeking to deliver its' objectively assessed housing need an overall significant positive score is anticipated.	++
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	This policy provides for Green Belt release in order to meet the Borough's objectively assessed housing need which is considered to have an indirect positive effect on health and wellbeing by providing housing choice (which is known to impact on individual health and wellbeing).	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy provides scope for Green Belt release in order to meet the Borough's need. This is considered to help create and maintain vibrant communities. Policy CP13 Design and the Built Environment will ensure that all development is designed to minimise crime.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Most of central and eastern Basildon is identified as being highly deprived (0-20% /20-40% most deprived nationally); Other pockets of deprivation include Crays Hill and north of Billericay. This policy provides for housing and employment development in the Green Belt which incorporates PADCs within or adjacent to areas of high deprivation. Furthermore the Borough is seeking to meet all of its objectively assessed housing need. As such a positive effect is anticipated.	+
11. Improve accessibility to and enhance local services and facilities.	The main thrust of the policy is about areas appropriate for Green Belt and the policy restrictions which will apply in the remainder of the Green Belt. The accessibility of the Green Belt PADCs to existing services and facilities is varied; individual PADCs also seek to provide new/enhance existing services as part of development. As such a mixed effect is anticipated.	+/-
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	Policy CP11: Green Belt, maintains a general presumption against development in the Green Belt. However, the policy seeks to release Green Belt land for housing and employment development through PADCs; will support limited infill development in the Borough's 13 plotland settlements; allows for one for one replacement or extension of existing dwellings; and permits development which is of the type set out in paragraph 89 of the NPPF; or very special circumstances exist whereby harm to the Green Belt is outweighed by other considerations. A significant amount of development will be directed to the Green Belt through the PADCs (9,100 dwellings and 11 ha of employment	

SA objective	CP11: Green Belt	
	CP11 (Green Belt)	
	Justification	Likely Effect
buildings.	<p>land). This land has been selected following the preparation of a series of detailed evidence studies including the Landscape Character and Green Belt Landscape Capacity Study (October 2013) and the Green Belt Study (September 2013).</p> <p>The Green Belt study looked at parcels of land in the Borough's Green Belt firstly identifying constraints in these parcels; next identifying whether the parcels meet the five green belt purposes set out in the NPPF and then used this information to determine whether areas should be protected or whether they would be suitable for development. Areas for protection include South Billericay/North West Basildon; Eastern Billericay; Western Ramsden Bellhouse/South West Wickford; Southern Basildon.</p> <p>Areas for development include West Billericay; South Billericay; South East Billericay; North West Wickford; West Wickford; South Wickford; East Basildon; South Basildon; North West Basildon.</p> <p>None of the areas put forward as Green Belt PADCs are identified for 'protection'. All have development potential, although certain PADCs (9; 10 [part], 11 [part] and 13) are identified as 'Development Tier 1' which means they have more than 4 'minor development constraints.' None of Green Belt PADCs are considered to have significant constraints associated with them according to the Green Belt Study. None of the Green Belt PADCs are considered to wholly meet Green Belt purpose although most (with the exception of PADCs 5 [part]; 9, 11 [part] and 13) are considered to partly meet Green Belt purpose. PADCs 5 [part], 9, 11 [part] and 13 are not considered to meet Green Belt purpose.</p> <p>As a general presumption against development in the Green Belt is maintained and given that the selection of PADCs in the Green Belt (necessary to meet the Borough's housing need) has taken account of the findings of the Green Belt study and other key evidence, a minor adverse effect is predicted (recognising that development in the Green Belt is coming forward as oppose to development in urban areas/town centres).</p>	+/-
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	<p>Policy CP16: Flood Risk Management would apply to all PADCs. However, a minor adverse effect is still predicted for a number of the Green Belt PADCs.</p>	-/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	<p>The general thrust of this policy is to maintain a presumption against development in the Green Belt, and to set out the circumstances for Green Belt development in the Borough in order to meet housing and employment need. The appraisal of the Green Belt PADCs predicts a mix of scores against this objective depending on the location of the PADC relative to existing centres (taking account of access by sustainable modes) and whether the PADC includes for new/enhanced services as part of its development. Reflecting the variation in PADC scores against this objective a significant mixed effect is predicted.</p>	++/-- /?
15. Reduce air, land and noise pollution and improve their respective quality through direct	<p>Policy CP14: Environmental Quality would provide protection against pollution, however, significant development directed to Basildon's Green Belt is still considered likely to result in adverse effects, particularly during construction.</p>	-

SA objective	CP11: Green Belt	
	CP11 (Green Belt)	
	Justification	Likely Effect
action or mitigation measures.		
16. Improve water efficiency and achieve sustainable water resource management.	Policy CP14: Environmental Quality would apply to restrict water pollution and the Green Belt PADC policies include measures to minimise effects.	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Policy CP13: Design and the Built Environment should ensure new developments include measures to adapt to the effects of climate change. However, this policy is not considered to have a direct effect on this objective.	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	The amount of location of development would not by itself have a clear relationship with the generation of waste which is dealt with by policy CP14: Environmental Quality	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	This policy makes provision for large-scale development in the Green Belt around the main settlements in the Borough – Billericay, Wickford and Basildon. Transport modelling suggests that the level of growth (including the growth in the Green Belt PADCs) has potential to significantly affect a number of junctions, particularly those around Billericay and Wickford. Reflecting the potential issues around Billericay, PADC 15: West Billericay, is put forward as a Deferred Area of Search which would come forward later in the Plan period dependent on delivery of adequate mitigation. Reflecting the uncertainty around delivery of mitigation, a significant adverse effect with uncertainty is proposed.	--/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant adverse effects are predicted in respect of:</p> <ul style="list-style-type: none"> Objective 1: Landscape Objective 19: Transport <p>Significant mixed effects are predicted in respect of:</p> <ul style="list-style-type: none"> Objective 2: Cultural Heritage (+/--/?) Objective 14: Climate Change (++)/--/?) <p>Significant positive effects are predicted in respect of:</p> <ul style="list-style-type: none"> Objective 4: Economic Growth Objective 7: Housing 	

Core Policy 12 Alternative Options

Alternative Option 1: Previous version of the Design and the Built Environment policy

SA objective	CP12: Conserving the Historic Environment			
	CP12 (Conserving the Historic Environment)		Alternative Option 1: Previous version of the Design and the Built Environment policy	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Policy CP12 should help to provide a significant positive contribution to the landscape of the Borough. There is no reference to strategic views and the settings of historic assets, nor of historic landscapes of the Borough and its surroundings (within the policy itself), all of which contribute to the landscape. Hence there is an element of uncertainty to the assessment.	++/?	The alternative policy option affords some protection of the historic environment (and hence the wider landscape), but it is very narrow in its approach. Therefore it is considered that the effects will be positive but not significant.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Policy CP12 should help to provide a significant positive contribution to the landscape of the Borough. There is no reference to strategic views and the settings of historic assets, nor of historic landscapes of the Borough and its surroundings (within the policy itself), all of which are part of the historic resource. The policy allows for substantial damage to historic assets only where it can be justified that significant public benefits will result. Hence there is an element of uncertainty to the assessment.	++/?	The alternative policy option affords some protection of the historic environment (and hence the wider landscape), but it is very narrow in its approach, and makes no reference to the wider historic environment. Therefore it is considered that the effects will be positive but potentially not significant.	+/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	The historic environment of the Borough can indirectly help to support biodiversity (e.g. bat roosts; ancient woodlands), which would give rise to an indirect positive effect.	+	The historic environment of the Borough can indirectly help to support biodiversity (e.g. bat roosts; ancient woodlands), which would give rise to an indirect positive effect.	+
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Policy CP12 could, in theory, result in some economic development not coming forward. Conversely, by conserving and enhancing the Borough's historic environment, the Borough will help to maintain its attractiveness as a place in which businesses would like to invest. There is no mention of heritage-led regeneration.	?	As with Policy CP12, it is difficult to tell what the effects of the alternative policy wording would be on the economy. The policy does, though, refer to safeguarding, through encouraged use of, improvement and appropriate management of the Borough's heritage assets.	?
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The heritage assets form an important part of the character of the Borough's town centres , such as Billericay, and therefore Policy CP12 should help to maintain these attributes.	++	The heritage assets form an important part of the character of the Borough's town centres, such as Billericay. The alternative policy wording should help to maintain these attributes, although it is more narrow in its approach.	++/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas of	There is no reference in Policy CP12 of opportunities to increase awareness and understanding of the Borough's heritage interest , therefore the effects are uncertain.	?	There is no reference in the alternative policy wording of opportunities to increase awareness and understanding of the Borough's heritage interest, therefore the effects are uncertain.	?

SA objective	CP12: Conserving the Historic Environment			
	CP12 (Conserving the Historic Environment)		Alternative Option 1: Previous version of the Design and the Built Environment policy	
	Justification	Likely Effect	Justification	Likely Effect
the Borough.				
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Although there is no direct link between the historic environment and housing, some assets can offer opportunities for sensitive conversion to residential accommodation, and can also help to secure a sustainable future for heritage assets at risk. Therefore the effects on this objective are uncertain.	?	Although there is no direct link between the historic environment and housing, some assets can offer opportunities for sensitive conversion to residential accommodation, and can also help to secure a sustainable future for heritage assets at risk. Therefore the effects on this objective are uncertain.	?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	There are no clear links between Policy CP12 and this SA objective.	0	There are no clear links between the alternative policy wording and this SA objective.	0
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The historic environment plays a key role in providing local distinctiveness and associations with the past, which in turn can help to support a sense of community identity (contribution to local identity is mentioned in the policy wording, plus improving quality and distinctiveness). A minor positive effect is therefore predicted.	+	The historic environment plays a key role in providing local distinctiveness and associations with the past, which in turn can help to support a sense of community identity. A minor positive effect is therefore predicted, although with some uncertainty as the heritage interest in the alternative policy wording is quite narrowly defined.	+/?
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	There is no clear link between the historic environment made in Policy CP12. There could be some potential opportunities for heritage-led regeneration, which would be more likely to occur with policy support.	?	There is no clear link between the historic environment made in Policy CP12. There could be some potential opportunities for heritage-led regeneration, which would be more likely to occur with policy support.	?
11. Improve accessibility to and enhance local services and facilities.	Some of the most significant heritage assets in the Borough are also community assets (e.g. churches). Therefore, Policy CP12 should help to maintain not only the asset but the role they perform. A minor positive effect is anticipated.	+	Some of the most significant heritage assets in the Borough are also community assets (e.g. churches). Therefore, Policy CP12 should help to maintain not only the asset but the role they perform. A minor positive effect is anticipated.	+
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.	There is no specific mention in the policy wording of bringing back into productive and sustainable use under-used historic assets. The policy is more about conservation and enhancement of the assets themselves. It is likely that there will be positive effects, albeit with uncertainty.	+/?	The alternative policy wording refers to safeguarding, through encouraged use of, improvement and appropriate management of the Borough's heritage assets, which could bring positive effects, perhaps with more certainty than Policy CP12.	+
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0

SA objective	CP12: Conserving the Historic Environment			
	CP12 (Conserving the Historic Environment)		Alternative Option 1: Previous version of the Design and the Built Environment policy	
	Justification	Likely Effect	Justification	Likely Effect
and the natural environment flood events can bring.				
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	Historic buildings and assets can contain embodied energy, but they may also be less energy efficient than new buildings built to high energy efficiency standards. The overall effect is difficult to predict.	?	Historic buildings and assets can contain embodied energy, but they may also be less energy efficient than new buildings built to high energy efficiency standards. The overall effect is difficult to predict.	?
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	There is no clear link between Policy CP12 and this SA objective.	0	There is no clear link between the alternative policy wording and this SA objective.	0
Summary of Significant Effects / Further	Significant positive effects on SA objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of		Significant positive effects on SA objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail,	

SA objective	CP12: Conserving the Historic Environment			
	CP12 (Conserving the Historic Environment)		Alternative Option 1: Previous version of the Design and the Built Environment policy	
	Justification	Likely Effect	Justification	Likely Effect
Recommendations for Mitigation	<p>Basildon Borough (++/?), SA objective 2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough (++/?), and SA objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development (++).</p> <p>No significant adverse effects were identified.</p> <p>Recommendations:</p> <p>Make specific reference to strategic views and the settings of historic assets, and historic landscapes of the Borough or registered parks and gardens (within the policy itself).</p> <p>Consider whether there are opportunities for heritage-led regeneration, particularly where this might help to bring heritage at risk back into sustainable use.</p> <p>Consider making reference to seeking opportunities to improve access to, and understanding of, the heritage of the Borough through implementation of the Local Plan.</p>		<p>leisure and related commercial development (++/?).</p> <p>No significant adverse effects were identified.</p>	

Core Policy 13 Alternative Options

Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2)

SA objective	CP13: Design and the Built Environment			
	CP13 (Design and the Built Environment)		Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2)	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The overall aim of this policy is to protect and enhance the quality and local distinctiveness of the Borough's built environment. The policy seeks to achieve this by ensuring that new development is appropriate in scale, appearance and function to the historic and natural environment, and encourages opportunities to improve the character and quality of the wider area, which should have a positive effect on townscape and landscape character. In addition, the policy requires development to support the provision and integration of Green Infrastructure, which should contribute to the enhancement of green spaces in the Borough. Overall, a significant positive effect is expected on this SA objective.	++	The overall aim of the previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) was to protect and enhance the quality and local distinctiveness of the Borough's built environment. A significant positive effect may therefore be had on townscape character, especially by protecting strategic views of prominent local landmarks.	++
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	The overall aim of this policy is to protect and enhance the quality and local distinctiveness of the Borough's built environment. The policy seeks to achieve this by ensuring that new development is appropriate in scale, appearance and function to the historic environment, which should contribute to protecting cultural heritage in the Borough, and may even lead to enhancements. As such, a significant positive effect is expected on SA objective 2.	++	The overall aim of the previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) was to protect and enhance the quality and local distinctiveness of the Borough's built environment. The policy specifically seeks to safeguard the Borough's heritage assets, and therefore, a significant positive effect is expected on SA objective 2.	++
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	This policy seeks to ensure that new development is appropriate in scale, appearance and function to the natural environment, which is assumed to include biodiversity assets. In addition, the policy requires development to support the provision and integration of Green Infrastructure, which may contribute to the enhancement of habitat networks that support biodiversity in the Borough. As such, a positive effect is expected on SA objective 3.	+	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not refer to the natural environment, and does not encourage the integration of Green Infrastructure that may contribute to the enhancement of habitat networks that support biodiversity in the Borough. As such, a negligible effect is expected on this SA objective.	0
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	This policy includes criteria that require development to 'support local facilities' and to 'ensure a high level of accessibility and ease of use for all users', in addition to allowing for higher density developments where they complement the design of regeneration schemes in or close to town centres. These criteria should contribute to sustainable economic growth and regeneration. However, the requirements included within this policy may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.	+/-/?	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) includes criteria that require development to be 'accessible', in addition to allowing for taller buildings where they complement wider regeneration objectives. These criteria should contribute to sustainable economic growth and regeneration. However, the requirements included within this policy may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.	+/-/?

SA objective	CP13: Design and the Built Environment			
	CP13 (Design and the Built Environment)		Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2)	
	Justification	Likely Effect	Justification	Likely Effect
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy allows for higher density developments where they complement the design of regeneration schemes in or close to town centres. In addition, developments are required to 'support local facilities' and 'respond positively to the public realm'. These criteria should contribute to creating attractive town centres that offer opportunities for living and accessing facilities. A minor positive effect is expected.	+	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires new developments to be 'accessible' and to 'respond positively to the public realm'. These criteria should contribute to creating attractive town centres that offer opportunities for living and accessing facilities. A minor positive effect is expected.	+
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This policy includes criteria that require development to 'support local facilities' and to 'ensure a high level of accessibility and ease of use for all users'. It is assumed that these local facilities would include education provision, and as such, a positive and uncertain effect is expected on this SA objective.	+/?	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires new developments to be 'accessible', which may improve accessibility to educational facilities in the Borough. As such, a positive and uncertain effect is expected on this SA objective.	+/?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy seeks to create safe environments and supports mixed uses where housing will be in close proximity to facilities, which suggests a positive effect on ensuring that everyone has the opportunity to live in a decent home. However, the requirements included within this policy may deter housing developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain. Criterion B of the policy requires development to accord with the 'Lifetime Homes' standard in line with Core Policy 4 which will also result in positive effects.	+/-/?	This policy seeks to create safe environments and accessible developments, which suggests a positive effect on ensuring that everyone has the opportunity to live in a decent home. However, the requirements included within this policy may deter housing developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.	+/-/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	This policy includes criteria that require development to 'support local facilities' and to 'ensure a high level of accessibility and ease of use for all users'. It is assumed that these local facilities would include healthcare provision, and as such, a positive effect is expected on this SA objective. In addition, the policy requires development to support the provision and integration of Green Infrastructure, which may provide opportunities for recreation that encourage healthy lifestyles in the Borough.	+	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires new developments to be 'accessible', which may improve accessibility to healthcare facilities in the Borough. As such, a positive and uncertain effect is expected on this SA objective.	+/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy seeks to ensure that new developments are designed to create safe environments, and to 'reduce the likelihood of, and peoples' fear to, crime and anti-social behaviour'. There is a significant positive effect expected on creating and sustaining safe and vibrant communities as the policy specifically encourages this. In addition, criteria included in the policy also require developments to incorporate mixed uses and encourages community cohesion.	++	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) seeks to ensure that new developments use 'design solutions to reduce the scope for crime to occur or reduce peoples' fear of crime'. A significant positive effect is therefore expected on creating and sustaining safe and vibrant communities as the policy specifically encourages this.	++
10. Regenerate and renew disadvantaged areas where people live or work	This policy includes criteria that require development to 'support local facilities' and to 'ensure a high level of accessibility and ease of use for all	+/-/?	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) includes criteria that	+/-/?

SA objective	CP13: Design and the Built Environment			
	CP13 (Design and the Built Environment)		Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2)	
	Justification	Likely Effect	Justification	Likely Effect
in the Borough.	users', in addition to allowing for higher density developments where they complement the design of regeneration schemes in or close to town centres. These criteria should contribute to the regeneration of disadvantaged areas near town centres by boosting population growth and increasing accessibility to employment opportunities. However, the requirements included within this policy may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.		require development to be 'accessible', in addition to allowing for taller buildings where they complement wider regeneration objectives. These criteria should contribute to the regeneration of disadvantaged areas by boosting population growth and increasing accessibility to employment opportunities. However, the requirements included within this policy may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected.	
11. Improve accessibility to and enhance local services and facilities.	This policy includes criteria that require development to 'support local facilities' and to 'ensure a high level of accessibility and ease of use for all users'. As such, a significant positive effect is expected as criteria in the policy directly address the SA objective.	++	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires new developments to be 'accessible and welcoming, encouraging walking, cycling, recreation and local shopping'. As such, a significant positive effect is expected as criteria in the policy directly address the SA objective.	++
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.	Although this policy encourages developments to consider scale, appearance and function within their design, it does not encourage re-use of previously developed land or buildings, and a negligible effect is expected on this SA objective.	0	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not encourage re-use of previously developed land or buildings, and a negligible effect is expected on this SA objective.	0
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	The policy requires development to support the provision and integration of Green Infrastructure, which should contribute to minimising the risk of flooding by maintaining the area of permeable surface in the Borough that allow for infiltration and reduce surface water run-off that may otherwise contribute to flood risk. A minor positive effect is expected.	+	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not encourage the integration of Green Infrastructure or any Sustainable Drainage technique that would help minimise the risk of flooding in the Borough. As such, a negligible effect is expected on this SA objective.	0
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on	The policy includes a criterion (F) to ensure that development meets sustainable construction standards in compliance with Core Policy 15: Maximising Energy Efficiency (this includes requiring Code for Sustainable Homes Level 4 as minimum standard for new residential development and conversions, rising to Level 5 in 2016; and new commercial buildings of more than 1,000 sq. metres will be expected to meet as a minimum standard, the BREEAM 'Excellent' standard and achieve carbon savings by 2019. As such, a minor positive effect is predicted.	+	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not refer to energy efficiency or the use of renewable energy sources and is therefore not expected to directly affect this objective.	0

SA objective	CP13: Design and the Built Environment			
	CP13 (Design and the Built Environment)		Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2)	
	Justification	Likely Effect	Justification	Likely Effect
fossil fuels.				
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	Although this policy relates to the design of new developments, it does not refer to pollution and is therefore not expected to directly affect this objective.	0	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not refer to pollution and is therefore not expected to directly affect this objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	Although this policy relates to the design of new developments, it does not refer to water efficiency and is therefore not expected to directly affect this objective.	0	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not refer to water efficiency and is therefore not expected to directly affect this objective.	0
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	This policy requires new developments to 'respond positively to the public realm' and supports the provision and integration of Green Infrastructure. These criteria may help the Borough prepare for the impacts of climate change (e.g. by allowing for infiltration during flood events that may be more frequent and extreme due to climate change). However, as the nature of climate change impact within the Borough is currently unknown, any positive effect is expected to be minor and uncertain.	+/?	Although the previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires new developments to 'respond positively to the public realm', it is uncertain how this will affect the Borough's preparation for the impacts of climate change. There may be positive effects if this would involve the integration of Green Infrastructure, but currently, an uncertain effect is expected on this SA objective.	?
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	Although this policy relates to the design of new developments, it does not refer to waste management and is therefore not expected to directly affect this objective.	0	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) does not refer to waste management and is therefore not expected to directly affect this objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	This policy seeks to promote sustainable modes of travel, which should have a positive effect on this SA objective if travel choices were to reduce traffic congestion. However, the policy also seeks to integrate 'appropriate parking provision' at new developments, which may lead to a greater or lower level of car ownership, depending on what level of provision is deemed appropriate. As such, any positive effect on this objective is currently uncertain.	+/?	The previous version of this policy (as set out in the Core Strategy Preferred Option Report 2012) requires development to be accessible and encourages walking, cycling, and local shopping. In addition, it seeks to integrate the safe parking of vehicles and safe storage of cycles into the design of new developments. As such, a positive effect is expected by promoting alternative travel choices. It is uncertain what level of 'safe parking' provision will be provided in new developments, and therefore any positive effect is uncertain.	+/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are anticipated in relation to:</p> <ul style="list-style-type: none"> Objective 1 Landscape (++) Objective 2 Cultural Heritage (++) Objective 9 Vibrant communities (++) Objective 11 Services and facilities (++) <p>Recommendations</p> <ul style="list-style-type: none"> Explain in the policy supporting text what the important local landmarks and gateways into the built environment are. 		<p>Significant positive effects are anticipated in relation to:</p> <ul style="list-style-type: none"> Objective 1 Landscape (++) Objective 2 Cultural Heritage (++) Objective 9 Vibrant communities (++) Objective 11 Services and facilities (++) 	

Core Policy 14 Alternative Options

Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5

SA objective	CP14: Protecting Environmental Quality			
	CP14 (Protecting Environmental Quality)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Although this policy relates to environmental quality, it does not refer to landscape or townscape character, or the provision of green space and is therefore not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) promotes renewable energy generation, but advises that adverse impacts on landscape are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This policy relates to environmental quality, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) promotes renewable energy generation, but advises that adverse impacts on heritage are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	This policy seeks to protect and enhance environmental quality in the Borough, " <i>recognising its importance to [...] the natural environment</i> ". As the policy is likely to lead to a reduction in pollution (e.g. air, soil, and water) that may otherwise harm biodiversity assets, an indirect positive effect is expected on this SA objective.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) promotes renewable energy generation, but advises that adverse impacts on biodiversity are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	This policy may lead to indirect positive effects on the sustainable economy by remediating land affected by instability or contamination that would otherwise be unavailable for employment generating development. However, the requirements included within this policy may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.	+/-/?	The requirements included within the previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may deter employment generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a minor negative effect is expected, but this is currently uncertain.	-/?
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy may lead to indirect positive effects on the town centre as it will contribute towards the creation of sustainable centres by requiring new developments to be water and energy efficient, and to manage waste. Any positive effect is expected to be minor and uncertain.	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may lead to indirect positive effects on the town centre as it will contribute towards the creation of sustainable centres by requiring new developments to install energy and water efficient fittings, and to manage waste. Any positive effect is expected to be minor and uncertain.	+/?
6. Improve educational attainment and social inclusion, especially in the most deprived areas	This policy relates to environmental quality, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to adapting to climate change, and is not expected to directly affect this objective.	0

SA objective	CP14: Protecting Environmental Quality			
	CP14 (Protecting Environmental Quality)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5	
	Justification	Likely Effect	Justification	Likely Effect
of the Borough.				
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy may lead to indirect positive effects on housing provision by remediating land affected by instability or contamination that would otherwise be unavailable for housing development. However, the requirements included within this policy may deter housing developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a mixed (minor positive and minor negative) effect is expected, and this is currently uncertain.	+/-/?	The requirements included within the previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may deter housing developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a minor negative effect is expected, but this is currently uncertain.	-/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	This policy seeks to protect and enhance environmental quality in the Borough, " <i>recognising its importance to [...] people</i> ". As the policy is likely to lead to a reduction in pollution (e.g. air and noise) that may otherwise affect the health and wellbeing of the Borough's residents , an indirect positive effect is expected on this SA objective.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) promotes renewable energy generation, but advises that adverse impacts on visual intrusion, residential amenity, or shadow-flicker are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	This policy relates to environmental quality, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to climate change, and is not expected to directly affect this objective.	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This policy may lead to indirect positive effects on the regeneration and renewal of disadvantaged areas by remediating land affected by instability or contamination within these areas that would otherwise be unavailable for development. A minor positive but uncertain effect is therefore expected on SA objective 10.	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to climate change, and is not expected to directly affect this objective.	0
11. Improve accessibility to and enhance local services and facilities.	This policy relates to environmental quality, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to climate change, and is not expected to directly affect this objective.	0
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.	This policy seeks to protect and enhance environmental quality by requiring new developments to minimise waste generation during the construction phase and to make the " <i>best use of previously developed land</i> ". As this policy directly addresses SA objective 12, a significant positive effect is therefore expected, especially as the policy encourages the remediation of land affected by instability or contamination that would otherwise be unavailable for development.	++	The policy does not encourage use of previously developed land or buildings, and therefore a negligible effect is expected on SA objective 12.	0

SA objective	CP14: Protecting Environmental Quality			
	CP14 (Protecting Environmental Quality)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5	
	Justification	Likely Effect	Justification	Likely Effect
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	This policy may lead to indirect positive effects on minimising the risk of flooding as it encourages use of previously developed land, which would not increase the area of impermeable surfaces that would otherwise contribute to increased surface water run-off leading to higher flood risk. A minor positive but uncertain effect is therefore expected on SA objective 13.	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) requires developments to contribute to sustainable drainage, and may therefore help minimise flood risk in the Borough by reducing surface water run-off. In addition, the policy promotes renewable energy generation, but advises that adverse impacts on hydrology are not acceptable and should be mitigated prior to development. Overall, a minor positive effect is expected on this SA objective.	+
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This policy seeks to protect and enhance environmental quality by maximising energy efficiency within new development, and may contribute to a reduction in the Borough's contribution to climate change . As such, a significant positive effect is expected, as the policy directly relates to SA objective 14. Renewable energy generation would be addressed through a separate policy (CP15 Energy Efficiency).	++	The policy does require developments to be energy efficient, encourages the generation of renewable energy, and seeks to limit greenhouse gas emissions by encouraging walking and cycling. Therefore, a significant positive effect is expected on this SA objective.	++
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	This policy seeks to protect and enhance environmental quality by ensuring that new development maintains and improves air quality, minimises noise and soil pollution, and would not contribute to or be affected by air, soil, noise, or water pollution. As such, a significant positive effect is expected, as the policy directly relates to SA objective 15.	++	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) promotes renewable energy generation, but advises that adverse impacts on pollution are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+
16. Improve water efficiency and achieve sustainable water resource management.	This policy seeks to protect and enhance environmental quality by requiring development to support water efficient design and assess the impact of development on water quality. As such, a significant positive effect is expected, as the policy directly relates to SA objective 16.	++	The policy requires new developments to install fittings which are water efficient, which should lead to a minor positive effect on SA objective 16.	+
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Although this policy relates to environmental quality, it is not expected to contribute to the Borough's preparation for the impacts of climate change and is therefore not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) encourages new developments to use flexible designs to enable future adaption to alternative uses. This may involve ensuring that the Borough is prepared for the impacts of climate change. However, as the nature of climate change impact within the Borough is currently unknown, any positive effect is expected to be minor and uncertain.	+/?

SA objective	CP14: Protecting Environmental Quality			
	CP14 (Protecting Environmental Quality)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5	
	Justification	Likely Effect	Justification	Likely Effect
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	This policy seeks to protect and enhance environmental quality by requiring all new development to minimise waste generation and maximise recycling during the construction phase and following occupation, in line with national waste reduction targets. As such, a significant positive effect is expected, as the policy directly relates to SA objective 18.	++	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) seeks to minimise waste generation during construction and maximise the recycling potential of occupiers. As such, a significant positive effect is expected, as the policy directly relates to SA objective 18.	++
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	This policy may lead to indirect positive effects on channelling development to sustainable locations, as it encourages use of previously developed land, which is more likely to be located in sustainable locations that have a choice of alternative travel modes (i.e. public transport, walking or cycling). A minor positive but uncertain effect is therefore expected on reducing traffic congestion.	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) seeks to limit greenhouse gas and carbon emissions by being pedestrian friendly and encouraging the use of bicycles. This is likely to have a direct impact on reducing traffic congestion and offering opportunities for alternative travel choices. In addition, the policy promotes renewable energy generation, but advises that adverse impacts on traffic generation are not acceptable and should be mitigated prior to development. Overall, a significant positive effect uncertain effect is expected on this SA objective.	++/?
Summary of Significant Effects / Further Recommendations for Mitigation	Significant positive effects are anticipated in relation to: <ul style="list-style-type: none"> Objective 12 Previously Developed Land (++) Objective 14 Climate Change (++) Objective 15 Pollution (++) Objective 16 Water Efficiency (++) Objective 18 Waste (++) 		Significant positive effects are anticipated in relation to: <ul style="list-style-type: none"> Objective 14 Climate Change (++) Objective 18 Waste (++) Objective 19 Traffic congestion (++/?) 	

Core Policy 15 Alternative Options

Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5

Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	This policy supports proposals for renewable energy provided they are not unacceptably visually prominent within their setting or the surrounding landscape. As such, a positive effect is expected on this SA objective, by ensuring that landscape is considered.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) also promotes renewable energy generation, and advises that adverse impacts on landscape are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+	Implementing higher standards for sustainable construction is unlikely to affect landscape. Therefore, this alternative is likely to have the same minor positive effect on SA objective 1, by ensuring that landscape is considered for renewable energy proposals.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This policy does not specifically mention cultural heritage, but does require that renewable energy proposals are not unacceptably visually prominent within their setting or the surrounding landscape, and there may be indirect positive effects on the setting of the historic environment. However, any positive effect is currently uncertain.	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) also promotes renewable energy generation, but specifically advises that adverse impacts on heritage are not acceptable and should be mitigated prior to development. As such, there is more certainty in relation to minor positive effects expected on this SA objective.	+	Implementing higher standards for sustainable construction is unlikely to affect heritage assets. Therefore, by ensuring that landscape is considered for renewable energy proposals, this alternative may have the same indirect positive effect on the setting of the historic environment.	+/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to ecology. In addition, the policy supports proposals for renewable energy provided they do not result in demonstrable harm to local wildlife and their habitats. As such, a positive effect is expected on this SA objective, by ensuring that biodiversity is considered.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) also promotes renewable energy generation, and advises that adverse impacts on biodiversity are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+	By implementing higher standards for sustainable construction, including standards that relate to ecology (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by ensuring that biodiversity is considered in new developments.	+
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic	This policy requires new commercial buildings of more than 1,000m ² to meet the BREEAM 'Excellent' standard and achieve carbon savings in line with 'The Code for Sustainable	-/?	The requirements included within the previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may deter employment	-/?	Implementing higher standards for sustainable construction, above those required through Building Regulations, may have a negative	-/?

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
regeneration.	Homes' Level 5 by 2016, which may have a negative effect on the policy by making employment generating developments unviable. However, if the developer can robustly justify why the criteria are not technically or financially viable, the policy states that they will not need to be met. As such, any negative effect on this SA objective is minor and uncertain.		generating developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a minor negative effect is expected, but this is currently uncertain.		effect on economic growth if the requirement makes employment generating developments unviable. However, this is uncertain. However, allowing developers to avoid higher standards where they can robustly justify why the criteria are not technically or financially viable, then any negative effect would be less adverse and uncertain.	
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards , and may lead to indirect positive effects on the town centre as it will contribute towards the creation of sustainable centres by requiring new developments to be energy and water efficient, and manage waste.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may lead to indirect positive effects on the town centre as it will contribute towards the creation of sustainable centres by requiring new developments to install energy and water efficient fittings, and to manage waste. Any positive effect is expected to be minor and uncertain.	+/?	By implementing higher standards for sustainable construction, this alternative may lead to indirect positive effects on the town centre as it will contribute towards the creation of sustainable centres by requiring new developments to be energy and water efficient, and manage waste.	+
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	This policy relates to energy efficiency, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to energy efficiency, and is not expected to directly affect this objective.	0	This policy relates to energy efficiency, and is not expected to directly affect this objective.	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy requires new residential developments to meet 'The Code for Sustainable Home's Level 4 as a minimum standard and achieve Level 5 from 2016, which may have a negative effect on the policy by making housing developments unviable. However, if the developer can robustly justify why the criteria are not technically or financially viable, the policy states that they will not need to be met. As such, any negative effect on this SA objective	-/?	The requirements included within the previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may deter housing developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a minor negative effect is expected, but this is currently uncertain.	-/?	Implementing higher standards for sustainable construction, above those required through Building Regulations, may have a negative effect on housing provision if the requirement makes residential developments unviable. However, allowing developers to avoid higher standards where they can robustly justify why the criteria	-/?

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	is minor and uncertain.				are not technically or financially viable, then any negative effect would be less adverse and uncertain.	
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to health and wellbeing. In addition, the policy supports proposals for renewable energy provided they do not result in demonstrable harm to residential amenity through pollution, noise generation, dust or vibration. As such, an indirect positive effect is expected on this SA objective, by restricting adverse impacts that may otherwise have a negative effect on health and wellbeing.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) also promotes renewable energy generation, and advises that adverse impacts on visual intrusion, residential amenity, or shadow-flicker are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+	By implementing higher standards for sustainable construction, including standards that relate to health and wellbeing (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by ensuring that the health of local people is considered in new developments.	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	This policy relates to energy efficiency, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) relates to energy efficiency, and is not expected to directly affect this objective.	0	This policy relates to energy efficiency, and is not expected to directly affect this objective.	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which may have a negative effect on the policy by making developments unviable that would otherwise contribute to the regeneration of disadvantaged areas. However, if the developer can robustly justify why the criteria are not technically or financially viable, the policy states that they will not need to be met. As such, any negative effect on this SA objective is minor and uncertain.	-/?	The requirements included within the previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) may deter developments in the Borough if criteria were deemed too restrictive and would make development unviable. Overall, a minor negative effect is expected, but this is currently uncertain.	-/?	Implementing higher standards for sustainable construction, above those required through Building Regulations, may have a negative effect on regeneration if the requirement makes development unviable. However, by allowing for developers to avoid higher standards where they can robustly justify why the criteria are not technically or financially viable, then any negative effect would be less adverse and uncertain.	-/?
11. Improve accessibility to and enhance local	This policy relates to energy efficiency, and is	0	The previous version of the policy (as set	0	This policy relates to energy	0

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
services and facilities.	not expected to directly affect this objective.		out in the Core Strategy Preferred Option Report 2012) relates to energy efficiency, and is not expected to directly affect this objective.		efficiency, and is not expected to directly affect this objective.	
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.	This policy encourages extensions to existing buildings that undertake energy efficiency improvements to the existing building, and may therefore lead to positive effects on efficient land use by improving the re-use of existing buildings. In addition, the policy encourages the use of locally sourced materials where possible, and may lead to greater re-use of materials from previous buildings.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) does not provide as much detail as CP15 as it covers a broader range of issues. The policy does not encourage energy efficiency improvements and extensions to existing buildings, and therefore a negligible effect is expected on SA objective 12.	0	The alternative would also encourage energy efficiency improvements and extensions to existing buildings, and may therefore lead to positive effects on efficient land use by improving the re-use of existing buildings. In addition, the alternative would encourage the use of locally sourced materials where possible, and may lead to greater 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.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to surface water run-off and the incorporation of Sustainable Drainage Systems. As such, a positive effect is expected on minimising flood risk arising from new developments.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) requires developments to contribute to sustainable drainage, and may therefore help minimise flood risk in the Borough by reducing surface water run-off. In addition, the policy promotes renewable energy generation, but unlike Policy CP15, advises that adverse impacts on hydrology are not acceptable and should be mitigated prior to development. Overall, a minor positive effect is expected on this SA objective.	+	By implementing higher standards for sustainable construction, including standards that relate to surface water run-off (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by minimising flood risk arising from new developments.	+
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of	This policy requires new developments to be energy efficient (in line with BREEAM and 'The Code for Sustainable Homes' standards) and promotes renewable energy generation. As such, a positive effect is expected as it directly relates to SA objective 14. An uncertain effect is noted, as scope is provided for developers not to meet the	+/?	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) does not provide as much detail as CP15 as it covers a broader range of issues. However, the policy does require developments to be energy efficient, encourages the generation of renewable energy, and seeks to limit	+	This alternative requires new developments to be energy efficient and promotes renewable energy generation. As such, a significant positive effect is expected as it directly relates to SA objective 14. By implementing higher standards for sustainable construction,	++

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	prescribed standards if they can justify why it would not be technically or financially viable. Furthermore, the policy does not provide scope for scale benefits – i.e. requiring all strategic developments to meet higher sustainability standards, which would help mitigate the potentially significant increase in greenhouse gas emissions likely in Basildon due to the scale of growth proposed. However, it is recognised that this could be difficult to justify unless there are specific local circumstances and evidence to suggest that higher standards are required in the Borough than are required nationally.		greenhouse gas emissions by encouraging walking and cycling. Therefore, a positive effect is expected on this SA objective.		positive effects on this SA objective are expected to be more certain and significant. Furthermore, this would help mitigate potential increased levels of greenhouse gas emissions anticipated through the significant growth of Basildon.	
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to pollution. In addition, the policy supports proposals for renewable energy provided they do not result in demonstrable harm to residential amenity through pollution, noise generation, dust or vibration, and as such, a positive effect is expected on this SA objective.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) also promotes renewable energy generation, and advises that adverse impacts on pollution are not acceptable and should be mitigated prior to development. As such, a minor positive effect is expected on this SA objective.	+	By implementing higher standards for sustainable construction, including standards that relate to pollution (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by seeking to reduce pollution arising from new developments.	+
16. Improve water efficiency and achieve sustainable water resource management.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to water consumption. As such, a positive effect is expected on improving water efficiency.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) does not provide as much detail as CP15 as it covers a broader range of issues. The policy requires new developments to install fittings which are water efficient, which should lead to a minor positive effect on SA objective 16.	+	By implementing higher standards for sustainable construction, including standards that relate to water consumption (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by ensuring that new developments are water efficient.	+
17. Adopt building and public realm designs which ensure the Borough is prepared	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, and as such, a positive effect is expected on ensuring that buildings	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) encourages new developments to use flexible designs to	+/?	By implementing higher standards for sustainable construction, this alternative may lead to significant positive effects on ensuring that	++

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
for the impacts of climate change.	are prepared for the impacts of climate change.		enable future adaption to alternative uses. This may involve ensuring that the Borough is prepared for the impacts of climate change. However, as the nature of climate change impact within the Borough is currently unknown, any positive effect is expected to be minor and uncertain.		buildings are prepared for the impacts of climate change.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	This policy requires new developments to meet BREEAM and 'The Code for Sustainable Homes' standards, which include standards that relate to waste and recycling. As such, a positive effect is expected on reducing waste generation at new developments.	+	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) specifically seeks to minimise waste generation during construction and maximise the recycling potential of occupiers. As such, a significant positive effect is expected, as the policy directly relates to SA objective 18.	++	By implementing higher standards for sustainable construction, including standards that relate to waste and recycling (in line with BREEAM and 'The Code for Sustainable Homes' standards), a positive effect is expected on this SA objective, by reducing waste generation at new developments.	+
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	This policy relates to energy efficiency in new developments and the generation of renewable energy, and is not expected to directly affect this objective.	0	The previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012) seeks to limit greenhouse gas and carbon emissions by being pedestrian friendly and encouraging the use of bicycles. This is likely to have a direct impact on reducing traffic congestion and offering opportunities for alternative travel choices. In addition, the policy also promotes renewable energy generation, but unlike Policy CS15, advises that adverse impacts on traffic generation are not acceptable and should be mitigated prior to development. Overall, a positive effect is expected on this SA objective.	+	This policy relates to energy efficiency in new developments and the generation of renewable energy, and is not expected to directly affect this objective.	0
Summary of Significant Effects / Further Recommendations for Mitigation	No significant effects are anticipated. It is recommended that the policy includes specific reference to the need for renewable energy proposals to consider cultural heritage, similar to previous version of		Significant positive effects are anticipated in relation to: • Objective 18 Waste (++)		Significant positive effects are anticipated in relation to: • Objective 14 Climate Change Contribution (++)	

SA objective	CP15: Maximising Energy Efficiency					
	CP15 (Energy Efficiency)		Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5		Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>the policy (as set out in the Policy CS5 of the Core Strategy Preferred Option Report 2012).</p> <p>Consider higher sustainability standards for strategic development/development above a certain threshold size in order to mitigate potentially significant greenhouse gas emissions due to the scale of development proposed in Basildon. This will need to be supported by evidence and local circumstances to demonstrate that higher standards are required locally (in advance of national standards).</p>				<ul style="list-style-type: none"> Objective 17 Adaptation to Climate Change (++) <p>It is recommended that the alternative includes specific reference to the need for renewable energy proposals to consider cultural heritage, similar to previous version of the policy (as set out in the Policy CS5 of the Core Strategy Preferred Option Report 2012).</p> <p>This alternative would need to be supported by local circumstances and evidence demonstrating why higher sustainability standards are required locally in advance of national standards.</p>	

Core Policy 16 Alternative Options

Alternative Option 1: Rely on NPPF and the accompanying Technical Guidance

This is not considered a reasonable alternative. NPPF para 100 states that “Local Plans should ... develop policies to manage flood risk from all sources”. Therefore to have no policy is not an option.

Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4

SA objective	CP16: Flood Risk and Drainage Management			
	CP16 (Flood Risk and Drainage Management)		Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4 Note: this appraisal	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	Whilst directing development away from areas at risk of flooding could result in areas of higher landscape sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues. Seeking river restoration and/or floodplain improvements are likely to contribute positively to the landscape and the creation of open space.	+	Whilst directing development away from areas at risk of flooding could result in areas of higher landscape sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues. Seeking river restoration and/or floodplain improvements are likely to contribute positively to the landscape and the creation of open space.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	Whilst directing development away from areas at risk of flooding could result in areas of higher cultural heritage sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues.	0	Whilst directing development away from areas at risk of flooding could result in areas of higher cultural heritage sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues.	0
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	Whilst directing development away from areas at risk of flooding could result in areas of higher biodiversity sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues. Seeking river restoration and/or floodplain improvements are likely to contribute positively to biodiversity through the application of Policy CP9.	+	Whilst directing development away from areas at risk of flooding could result in areas of higher biodiversity sensitivity being preferred to development, appraisal work on the PADCs has indicated that this is unlikely to be the case because of the need to avoid flood risk issues. Seeking river restoration and/or floodplain improvements are likely to contribute positively to biodiversity through the application of Policy CP9.	+/-
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Policy CP16 would help to safeguard economic activity and employment areas from becoming at risk of flooding, through application of the sequential test.	+	Policy CP16 would help to safeguard economic activity and employment areas from becoming at risk of flooding, through application of the sequential test.	+
5. Ensure the Borough's Town Centres are promoted as sustainable locations	Application of the sequential test and SuDS should ensure that the Borough's Town Centres remain as sustainable locations for development. The policy wording itself does not specifically reference the issue of pluvial flooding.	+/?	Application of the sequential test and SuDS should ensure that the Borough's Town Centres remain as sustainable locations for development. There is no mention of pluvial flooding.	+/?

SA objective	CP16: Flood Risk and Drainage Management			
	CP16 (Flood Risk and Drainage Management)		Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4 Note: this appraisal	
	Justification	Likely Effect	Justification	Likely Effect
for living, retail, leisure and related commercial development.				
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Policy CP16, which includes application of the sequential test, should ensure that more vulnerable land uses such as housing, are not subject to flood risk.	+	Alternative Option 2, which includes application of the sequential test, should ensure that more vulnerable land uses such as housing, are not subject to flood risk.	+
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	Policy CP16, by planning for development by taking into account flood risk, should help to ensure that the health of the residents of Basildon is safeguarded.	+	Alternative Option 2, by planning for development by taking into account flood risk, should help to ensure that the health of the residents of Basildon is safeguarded.	+
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
11. Improve accessibility to and enhance local services and facilities.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
12. Improve efficiency of land use, through the	Although there is the potential for conflicts between efficient use of	+	Although there is the potential for conflicts between efficient use	+

SA objective	CP16: Flood Risk and Drainage Management			
	CP16 (Flood Risk and Drainage Management)		Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4 Note: this appraisal	
	Justification	Likely Effect	Justification	Likely Effect
re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings.	land and flood risk, Policy CP16 aims to ensure that flood risk considerations are taken into account. Providing space for flood management is, by itself, an efficient use of land.		of land and flood risk, Alternative Option 2 aims to ensure that flood risk considerations are taken into account. Providing space for flood management is, by itself, an efficient use of land.	
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	This is the primary purpose of Policy CP16, and is in accordance with the NPPF and National Planning Practice Guidance.	++	This is the primary purpose of Alternative Option 2.	++
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	The incorporation of Sustainable Drainage Systems (SuDS) can help to address water pollution through natural cleaning (e.g. reed beds).	+	The incorporation of Sustainable Drainage Systems (SuDS) can help to address water pollution through natural cleaning (e.g. reed beds).	+
16. Improve water efficiency and achieve sustainable water resource management.	Flood risk management, the promotion of Sustainable Drainage Systems (SuDS), river restoration, etc., are all examples of approaches to sustainable water resource management, and will help to capture valuable water resources.	++	Alternative Option 2 includes reference to SuDS, river and floodplain restoration, which are good examples of sustainable water resource management.	++

SA objective	CP16: Flood Risk and Drainage Management			
	CP16 (Flood Risk and Drainage Management)		Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4 Note: this appraisal	
	Justification	Likely Effect	Justification	Likely Effect
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	Policy CP16 includes reference to SuDS, as part of the development proposals. It also refers to the need to provide appropriate flood alleviation measures and water storage where necessary.	+	Alternative Option 2 includes reference to SuDS, and the creation of new open space, planted landscaping and multi-functional green infrastructure as part of the development proposals.	+
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	No clear relationship between Policy CP16 and this SA objective.	0	No clear relationship between Alternative Option 2 and this SA objective.	0
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects on Objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring (++) , and Objective 16: Improve water efficiency and achieve sustainable water resource management (++) .</p> <p>No significant negative effects identified.</p> <p>Recommendations:</p> <p>More emphasis could be given in the policy wording itself of the need to address issues linked to pluvial flooding in the urban centres of Basildon, Billericay and Wickford. Although this is mentioned in the supporting text, it deserves emphasis in the policy itself.</p> <p>Alternative Option 2 included useful text with respect to “restoring the functionality of the floodplain in its valley where it had previously lost”. In Policy CP16, this has become simplified to simply “floodplain improvements”, which could be interpreted in a less than sustainable way. It is recommended that the essence of this wording from Alternative Option 2 is reflected in Policy CP16.</p>		<p>Significant positive effects on Objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring (++) , and Objective 16: Improve water efficiency and achieve sustainable water resource management (++) .</p> <p>No significant negative effects identified.</p>	

Core Policy 17 Alternative Options

Alternative Option 1: Allowing all health care assets to be released for alternative uses

This is not considered to be a reasonable policy approach and as such is not appraised further.

Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.

SA objective	CP17: Health and Well-Being			
	CP17 (Health and Well-Being)		Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.	
	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	The policy provides a link through criterion C which supports the provision of Green Infrastructure in line with Core Policy 10. As such, a minor positive effect is anticipated.	+	The policy provides a link through criterion C which supports the provision of Green Infrastructure in line with Core Policy 10. As such, a minor positive effect is anticipated.	+
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	The policy provides a link through criterion C which supports the provision of Green Infrastructure in line with Core Policy 10. As such, a minor positive effect is anticipated.	+	The policy provides a link through criterion C which supports the provision of Green Infrastructure in line with Core Policy 10. As such, a minor positive effect is anticipated.	+
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	This policy is not likely to have a direct effect on this objective.	0	This policy is not likely to have a direct effect on this objective.	0
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	The policy is not likely to have a direct effect on this objective.	0	The policy is not likely to have a direct effect on this objective.	0
6. Improve educational attainment and social inclusion, especially in	The policy seeks to support existing and provide for new health infrastructure which should help promote social inclusion.	+	The policy seeks to support existing and provide for new health infrastructure which should help promote social inclusion.	+

SA objective	CP17: Health and Well-Being			
	CP17 (Health and Well-Being)		Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.	
	Justification	Likely Effect	Justification	Likely Effect
the most deprived areas of the Borough.				
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	This policy is not likely to have a direct effect on this objective.	0	This policy is not likely to have a direct effect on this objective.	0
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	<p>This policy is expected to have a significant positive effect against this objective through supporting the provision of new and improved facilities for community-based health care, enhancement of existing facilities and requiring HIA for all EIA developments. This should ensure that health infrastructure is maintained and enhanced and that the health impacts of major developments are identified and avoided or mitigated as necessary.</p> <p>Furthermore, the policy recognises that providing opportunities for residents to be active can help contribute to improved health outcomes (e.g. lower adult obesity levels which are significantly higher than national and regional levels). As such a policy hook (criterion C) is provided to support the provision of Green Infrastructure in line with other policies in the Plan.</p>	++	<p>This policy is expected to have a significant positive effect against this objective through supporting the provision of new and improved facilities for community-based health care and enhancement of existing facilities. This should ensure that health infrastructure is maintained and enhanced. Whilst the CCG could provide health advice on applications on an as needs basis, this is uncertain, and less likely to result in a consistent response to applications as would be achieved under the preferred policy.</p> <p>Furthermore, the policy recognises that providing opportunities for residents to be active can help contribute to improved health outcomes (e.g. lower adult obesity levels which are significantly higher than national and regional levels). As such a policy hook (criterion C) is provided to support the provision of Green Infrastructure in line with other policies in the Plan.</p>	++/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The policy supports the provision of new and improved facilities for community-based healthcare, which should help support healthy and vibrant communities.	+	The policy supports the provision of new and improved facilities for community-based healthcare, which should help support healthy and vibrant communities.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The policy supports the provision of new and improved facilities for community-based healthcare, which should help support regeneration schemes and those living in deprived areas with limited access to facilities.	+/?	The policy supports the provision of new and improved facilities for community-based healthcare, which should help support regeneration schemes and those living in deprived areas with limited access to facilities.	+/?
11. Improve accessibility to and enhance local services and facilities.	The policy supports the provision of new and improved facilities for community-based healthcare and supports opportunities to co-locate with other services wherever practicable.	++	The policy supports the provision of new and improved facilities for community-based healthcare and supports opportunities to co-locate with other services wherever practicable.	++

SA objective	CP17: Health and Well-Being			
	CP17 (Health and Well-Being)		Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.	
	Justification	Likely Effect	Justification	Likely Effect
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.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective. The policy does, however, provide a policy hook supporting provision of Green Infrastructure which can also provide a flood management function.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective. The policy does, however, provide a policy hook supporting provision of Green Infrastructure which can also provide a flood management function.	0
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	This policy is not likely to have a direct effect on this objective.	0	This policy is not likely to have a direct effect on this objective.	0
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0

SA objective	CP17: Health and Well-Being			
	CP17 (Health and Well-Being)		Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.	
	Justification	Likely Effect	Justification	Likely Effect
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	This policy is not likely to have a direct effect on this objective. The policy does, however, provide a policy hook supporting provision of Green Infrastructure which can also enable the Borough to adapt to climate change (e.g. by providing a flood risk function; absorbing excessive heat etc).	0	This policy is not likely to have a direct effect on this objective. The policy does, however, provide a policy hook supporting provision of Green Infrastructure which can also enable the Borough to adapt to climate change (e.g. by providing a flood risk function; absorbing excessive heat etc).	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	This policy is not likely to have a direct effect on this objective.	0	This policy is not likely to have a direct effect on this objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0	As the policy sets out the broad framework for maintaining good health and wellbeing in the Borough and does not set out the specific location/type of infrastructure to be developed it is not likely to have an effect on this objective.	0
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are anticipated for:</p> <p>Objective 8: Health (++)</p> <p>Objective 11: Access to Services (++)</p> <p>Recommendations</p> <p>Consider HIA for all 'strategic' developments in the Borough.</p> <p>Consider a proactive planning approach to some of the Borough's health conditions e.g. improved access to parks/open spaces/ green gyms to provide opportunities to be active; consider ways to manage the number and distribution of use classes e.g. betting shops and hot food take-aways which could indirectly affect health conditions if over-concentrated in any one locality or located close to sensitive receptors (e.g. schools).</p>		<p>Significant positive effects are anticipated for:</p> <p>Objective 8: Health (++/?)</p> <p>Objective 11: Access to Services (++)</p>	

Core Policy 18 Alternative Options

Alternative Option 1: Rely on ECC to upgrade all school facilities

Paragraph 72 of the NPPF states that “The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement..”

This not considered to represent a proactive approach in line with the NPPF and as such is not considered reasonable.

Alternative Option 2: Not to set aside land within major new residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.

Alternative Option 3: Allocate specific land for youth facilities.

Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.

Alternative Option 5: Not to include a specific policy on protecting community facilities, and maintain a flexible approach to how spaces currently used are used in the future.

The NPPF encourages local planning authorities to adopt a positive plan approach to deliver the social, recreational and cultural facilities and services the community needs. As such, this option is not considered reasonable in line with the NPPF.

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major new residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.		Alternative Option 3: Allocate specific land for youth facilities.		Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
i. Conserving and enhancing the diverse natural and urban landscape, countryside and	The policy makes provision for new facilities which could adversely affect the Borough’s landscape and green spaces. However, policy		This policy alternative would involve construction of new school development which could adversely		This policy alternative seeks to allocate specific land for youth facilities. This could adversely affect the Borough’s landscape and green spaces,		This policy alternative would involve construction of new leisure facilities which could adversely affect	

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.	Alternative Option 3: Allocate specific land for youth facilities.	Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.			
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
green spaces, of Basildon Borough.	CP9: Conservation and the Natural Environment should ensure that significant adverse effects do not arise.	-/?	affect the Borough's landscape and green spaces. However, policy CP9: Conservation and the Natural Environment should ensure that significant adverse effects do not arise.	-/?	however, policy CP9: Conservation and Natural Environment should ensure that significant adverse effects do not arise.	-/?	the Borough's landscape and green spaces. However, policy CP9: Conservation and the Natural Environment should ensure that significant adverse effects do not arise.	-/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	The policy makes provision for new facilities which could adversely affect the Borough's cultural heritage. However, policy CP12: Historic Environment should ensure that significant adverse effects do not occur.	-/?	This policy alternative would involve construction of new school development which could adversely affect the Borough's cultural heritage. However, policy CP12: Historic Environment should ensure significant adverse effects do not occur.	-/?	This policy alternative seeks to allocate specific land for youth facilities. This could adversely affect the Borough's cultural heritage. However, policy CP12: Historic Environment should ensure that significant adverse effects do not arise.	-/?	This policy alternative would involve construction of new leisure facilities which could adversely affect the borough's cultural heritage. However, policy CP12: Historic Environment should ensure that significant adverse effects do not occur.	-/?
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	The policy makes provision for new facilities which could adversely affect the Borough's biodiversity, however Policy CP9: Conservation and the Natural Environment should ensure that significant adverse effects do not occur.	-/?	This policy alternative would involve construction of new school development which could adversely affect the Borough's biodiversity. However, policy CP9: Conservation and the Natural Environment should ensure that significant	-/?	This policy alternative seeks to allocate specific land for youth facilities. This could adversely affect the Borough's biodiversity. However, policy CP9: Conservation and the Natural Environment should ensure that significant adverse effects do not occur.	-/?	This policy alternative would involve construction of new leisure facilities which could adversely affect the Borough's biodiversity. However, policy CP9: Conservation and the Natural Environment should ensure that significant	-/?

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major new residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.	Alternative Option 3: Allocate specific land for youth facilities.	Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.			
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
			adverse effects do not occur.				adverse effects do not occur.	
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	This policy is not considered to directly affect this objective.	0	This policy alternative is not considered to directly affect this objective.	0	This policy alternative is not considered to adversely affect this objective.	0	This policy alternative is not considered to directly affect this objective.	0
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy is not considered to directly affect this objective.	0	This policy is not considered to directly affect this objective.	0	This policy is not considered to directly affect this objective.	0	This policy is not considered to directly affect this objective.	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	New development has the potential to adversely affect this objective by placing pressure on existing educational facilities. However, this policy proposes a proactive approach to improving educational facilities through the re-location of South Essex College to Basildon Town	++	Whilst this alternative would contribute to provision of new/enhancement of existing education facilities, it would not require developers to deliver new primary schools on site. This could require new residents to travel some distance to access	+/--	This policy would allocate specific land for youth facilities. This could contribute positively to social inclusion.	+	Whilst this policy would contribute to the provision of new leisure facilities which could contribute positively to social inclusion, it would not seek new facilities in specific locations in line with current need.	+

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.	Alternative Option 3: Allocate specific land for youth facilities.	Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.			
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	Centre (through PADC 1) which would bring this proposal into a more central location; support to the delivery of training schemes/apprenticeships with local schools and colleges, setting aside land/buildings for facilities within larger developments (it is assumed this includes educational facilities) and seeking contributions for educational facilities which directly contribute to facilities in Basildon Borough. Furthermore, the Council has established a collaborative working arrangement with Essex County Council, the Local Education Authority to develop a comprehensive plan for further school places across the Plan period.		primary schools. Furthermore, there may not be sites available in the existing built-up areas/urban areas which could significantly adversely affect the delivery of necessary primary schools.					
7. Ensure that everyone has the opportunity to live in a decent	The requirement for new development (including housing) to contribute to provision of		If developers are not required to set aside land for new primary schools this could		Allocating specific land for youth facilities could restrict land that might otherwise come forward		If developers are not required to deliver leisure facilities in specific locations	

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.		Alternative Option 3: Allocate specific land for youth facilities.		Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
home and increase affordable provision to help those in most need locally.	new/enhancement of existing facilities could adversely affect the viability of schemes. This is however, uncertain.	-/?	increase the potential capacity of the site for further housing. As such as positive, uncertain score is predicted.	+/?	for housing development including housing development.	-/?	(including on the site of major developments) this could increase the potential capacity of the site for further housing. As such a positive uncertain score is predicted.	+/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	The policy seeks to protect and enhance the Borough's education, community, leisure and cultural facilities. This includes facilitating the provision of multi-purpose community facilities that could provide a range of compatible health, community or leisure facilities. Access to such facilities helps to indirectly support an individual's health and wellbeing and as such positive effects are anticipated.	+	If developers are not required to set aside land for new primary schools then new residents could have to travel some distance to access the nearest primary school. This could have some negative effects on health and wellbeing although this is uncertain.	-/?	Allocating specific land for youth facilities would provide certainty in the provision and location of facilities. Providing such spaces can indirectly contribute to improved health and wellbeing for the Borough's young people.	+/?	The effect of this alternative is uncertain. However, it is unlikely that new facilities would be directed towards localities in most need of new/enhanced leisure facilities which have an indirect negative effect on this objective.	-/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit	The policy seeks to protect and enhance the Borough's education, community, leisure and cultural facilities. This includes facilitating the	++	If developers are not required to set aside land for new primary schools then new residents could have to travel some distance to	-/?	Allocating specific land for youth facilities would provide certainty in the provision and location of facilities. Providing such spaces can indirectly	+/?	The effect of this alternative is uncertain. However, it is unlikely that facilities would be direct toward localities in most need of	-/?

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.	Alternative Option 3: Allocate specific land for youth facilities.	Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.			
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
them and where crime is reduced.	provision of multi-purpose community facilities. This should help support existing and new communities resulting in significant positive effects. The policy is considered to accord well with the principles set out in Paragraph 70 of the NPPF.		access the nearest primary school. This could result in adverse effects against this objective as 'vibrant communities' are more likely to involve a mix of uses.		contribute to vibrant communities.		new/enhanced leisure facilities which could have an indirect negative effect on this objective.	
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	The policy seeks to protect and enhance existing facilities and provide new facilities including the relocation of South Essex School to support Basildon Town Centre regeneration; the refurbishment of the Borough's swimming pools and leisure centres and seeking contributions to existing facilities (e.g. schools) in the Borough. As such, significant positive effects are anticipated.	++	The policy would still support the provision of new primary schools albeit offsite. However, the availability of sites in the built-up areas is uncertain.	?	Allocating specific land for youth facilities would provide certainty in the provision and location of facilities. Providing such spaces would help regenerate and renew parts of the Borough.	+/?	The policy would still support the provision of new/improved leisure facilities. However, ad hoc improvements are less likely to deliver facilities based on need (which could include disadvantaged areas).	?
11. Improve accessibility to and enhance local services and facilities.	The policy seeks to enhance existing, resist the loss of existing facilities and promote new facilities within the		This policy alternative would not require developers to set aside land within major residential development		Whilst providing certainty in the location of future youth facilities would contribute positively to this objective, the		This policy is less likely to deliver leisure facilities in line with identified need and demand and as such an	

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.	Alternative Option 3: Allocate specific land for youth facilities.	Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.			
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	Borough. As such, a significant positive effect is anticipated.	++	for additional primary schools. As such, new schools may be remote from new residents with potential significant adverse effects.	--/?	approach is inflexible and would not respond to need which could change over the course of the Plan period.	+/-	adverse effect is predicted. The effect is not significant as it is understood that the provision of general leisure facilities in the Borough is good.	-/?
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	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective. CP14 Environmental Quality seeks the best use of previously developed land.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective. CP14 Environmental Quality seeks the best use of previously developed land.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective. CP14 Environmental Quality seeks the best use of previously developed land.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective. CP14 Environmental Quality seeks the best use of previously developed land.	0
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring.	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0
14. Reduce the local contribution to	As the policy sets out the policy approach to		Requiring new residents (living in major new		As the policy sets out the policy approach to		As development of new facilities would be ad hoc	

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.		Alternative Option 3: Allocate specific land for youth facilities.		Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	developments in the borough) to travel off site to access primary schools could result in increased use of the car.	-/?	protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	and not necessarily aligned with the need of existing and new communities residents may have to travel further to access such facilities.	-/?
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0
16. Improve water efficiency and achieve sustainable water resource management.	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0
17. Adopt building and public realm	As the policy sets out the policy approach to	0	As the policy sets out the policy approach to	0	As the policy sets out the policy approach to	0	As this policy sets out the policy approach to	0

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.		Alternative Option 3: Allocate specific land for youth facilities.		Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
designs which ensure the Borough is prepared for the impacts of climate change.	protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.		protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.		protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.		protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As this policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0	As the policy sets out the policy approach to protecting and enhancing and creating facilities it is not considered to have a direct effect on this objective.	0
Summary of Significant Effects / Further Recommendations for Mitigation	Significant Positive Effects are anticipated for: <ul style="list-style-type: none"> Objective 6 Education. Objective 9 Vibrant Communities. Objective 10: Regenerate and Renew disadvantaged areas Objective 11 Improve Access 		Significant mixed effect are anticipated for: <ul style="list-style-type: none"> Objective 6 Education (+/--). Objective 11 Access to Services (--/?) 		No significant effects are predicted.		No significant effects are predicted.	

SA objective	CP18: Education, Community, Leisure and Cultural Facilities							
	CP18 (Education, Community, Leisure and Cultural Facilities)		Alternative Option 2: Not to set aside land within major new residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.		Alternative Option 3: Allocate specific land for youth facilities.		Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
	<p>to Services and Facilities.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> Specify what further work will be undertaken to improve existing educational facilities to create a more balanced distribution of occupied school places and how this will be implemented e.g. through specific requirements in Site Policies in the Site Allocations DPD. Set out how the Council will work with ECC and other school promoters to identify and resolve issues with key planning applications before applications are submitted. Set out how land within existing large scale development locations will be set aside for new facilities including schools. 							

Core Policy 19 Alternative Options

Rely upon policies contained within the Essex Local Transport Plan

This is not considered to be a reasonable alternative since it is implicit in Section 4 of the NPPF that there is an expectation that Local Plans should include policy with the aim of promoting sustainable transport.

Rely upon national advice and policies

This is not considered to be a reasonable alternative since it is implicit in Section 4 of the NPPF that there is an expectation that Local Plans should include policy with the aim of promoting sustainable transport.

SA objective	CP19: Transport Infrastructure	
	CP19: Transport Infrastructure	
	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	There will inevitably be some adverse effects on the landscape (including indirect effects such as noise pollution) accommodating the additional journeys that will be generated by the development proposed in the Draft Local Plan Core Strategy. Policy CP19 recognises the need to accommodate an adequate level of accessibility by all modes of transport, although it also seeks to reduce the need to travel by car, and to promote sustainable modes of transport, and minimise the impacts of transport through mitigation, engineering and design.	+/-
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	There is the potential for some adverse effects on the cultural heritage of Basildon Borough from accommodating the additional journeys that will be generated by the development proposed in the Draft Local Plan Core Strategy. Policy CP19 recognises the need to accommodate an adequate level of accessibility by all modes of transport, although it also seeks to reduce the need to travel by car, and to promote sustainable modes of transport, and minimise the impacts of transport through mitigation, engineering and design.	+/-
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	There is the potential for some adverse effects on the biodiversity of Basildon Borough from accommodating the additional journeys that will be generated by the development proposed in the Draft Local Plan Core Strategy. Policy CP19 recognises the need to accommodate an adequate level of accessibility by all modes of transport, although it also seeks to reduce the need to travel by car, and to promote sustainable modes of transport, and minimise the impacts of transport through mitigation, engineering and design.	+/-
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration.	Policy CP19 requires that appropriate provision for works and/or contributions will be required towards providing adequate level of accessibility by all modes of transport, whilst also encouraging investment in sustainable modes. It seeks to strengthen links between key facilities and north/south links, and to concentrate significant freight generating development in areas with good connections to the Borough's strategic transport network . These should help to make a significant contribution to the local economy. It is unlikely that they sustainable transport measures proposed will act as a significant deterrent to economic growth.	++
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	Policy CP19 aims to strengthen the links to and between key facilities, including town centres, and the emphasis on promoting sustainable modes of transport and mitigating transport impacts, should help to strengthen the role of the town centres as sustainable locations. The provision of car parking in the town centres will be determined by other planning documents (e.g. SPD or the Parking Strategy set out in the Basildon Town Centre Masterplan), so there is an element of uncertainty about how far these standards will facilitate car use rather than sustainable modes of transport.	++/?

SA objective	CP19: Transport Infrastructure	
	CP19: Transport Infrastructure	
	Justification	Likely Effect
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	Policy CP19, by promoting sustainable modes of transport, offers the opportunity for those living in the more deprived parts of the Borough to access educational facilities without the need to travel by car. However, there is some uncertainty about the strength of this relationship.	+?
7. Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	Policy CP19 is likely to have a negligible effect on the opportunity for everyone to live in a decent home.	0
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	Policy CP19 specifically aims to address noise and air quality issues with respect to transport, and also improving road safety and creating a safe travelling environment. By promoting walking and cycling, this will offer opportunities for physical exercise, benefitting health. Cumulatively, these could help to deliver significant positive effects. There is the potential for minor negative effects from air pollution and noise on health, as Policy CP19 also provides for accessibility by all modes of transport, which coupled with the scale of development proposed in the Draft Local Plan Core Strategy, could offset some of these benefits.	++/-
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	The promotion of sustainable modes of transport, and the aim to improve road safety and create a safe travelling environment, mean that Policy CP19 provides the opportunity to deliver minor positive effects with respect to this objective.	+
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	Policy CP19 does not specifically mention regeneration, nor target disadvantaged areas, but it does aim to support sustainable modes of transport, which could provide opportunities for people living in such communities to access local jobs and essential services and facilities. However, there is some uncertainty about the strength of this relationship.	+?
11. Improve accessibility to and enhance local services and facilities.	Policy CP19 aims to facilitate accessibility by all modes of transport, and specifically mentions the need to strengthen links between key facilities (bus and rail stations, hospitals, employers, and town centres), as well as north/south links. If achieved, these are all likely to lead to significant positive effects.	++
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.	There is no mention in Policy CP19 about the re-use of previously developed land and existing buildings. The relationship between this SA objective and Policy CP19 is negligible.	0
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment	Although transport infrastructure can affect flood risk (e.g. railways and roads can act as barriers to flood flows, and can also be constructed from impermeable materials increasing surface water run-off), these issues are covered by Policy CP16 Flood Risk Management.	0

SA objective	CP19: Transport Infrastructure	
	CP19: Transport Infrastructure	
	Justification	Likely Effect
flood events can bring.		
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	The effects of Policy CP19 on greenhouse gas emissions are likely to be mixed. On the one hand, Policy CP19 recognises that all modes of transport need to be catered for, but on the other hand it aims to improve the provision and attractiveness of sustainable modes of transport. The overall effects are likely to be mixed.	+/-
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures.	The effects of Policy CP19 on air and noise pollution are likely to be mixed. All modes of transport are provided for in Policy CP19, recognising that the car will continue to be the main mode of transport. On the other hand it aims to facilitate sustainable modes of transport. Policy CP19 specifically seeks to address noise and air quality issues not only through the design and management of transport infrastructure and services, but through the requirement for Transport Assessments for new developments that have significant transport implications, and by concentrating freight generating development in areas with good access to the strategic transport network.	+/-
16. Improve water efficiency and achieve sustainable water resource management.	There is a risk of pollution to water from accidents and fuel spills from the road network, although these can normally be addressed through design. There is therefore a negligible effect from Policy CP19 on this objective.	0
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	There is no mention in Policy CP19 of the need to adapt to climate change, which could be achieved through specific mention of ensuring that sustainable modes of transport remain attractive at times of extreme weather such as storm events and heatwaves (walking, cycling, bus and rail services, bus stations and rail stations).	?
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	There is no clear relationship between Policy CP19 and waste.	0
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	The main emphasis of Policy CP19 is on the achievement of this SA objective, by ensuring that there is an adequate level of accessibility by all modes of transport, requiring Transport Assessments for new developments likely to have significant transport implications, the promotion of sustainable modes of transport, and the mitigation of adverse environmental effects. There is, however, significant uncertainty in this judgement as the potential for measures to mitigate the overall impact of increased traffic from the level of growth proposed is not yet known.	++/?
Summary of Significant Effects / Further Recommendations for	Significant positive effects are predicted in relation to Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration Housing (++), Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations	

SA objective	CP19: Transport Infrastructure	
	CP19: Transport Infrastructure	
	Justification	Likely Effect
Mitigation	<p>for living, retail, leisure and related commercial development (++/?), Objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development (++/-), Objective 11: Improve accessibility to and enhance local services and facilities (++), and Objective 19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations (++/?). There were no significant adverse effects identified.</p> <p>Recommendations:</p> <p>Refer to the role that Green Infrastructure can play in providing networks that facilitate safe and attractive sustainable transport routes (e.g. for walking, cycling).</p> <p>Specifically mention the need to incorporate sustainable transport services and facilities from the outset in the large urban extensions in order to encourage sustainable travel behaviours from the early phases of occupation.</p> <p>Specifically refer to the need to promote sustainable modes of transport in communities exhibiting high levels of deprivation, linked to key services and locations where employment is concentrated, particularly as these residents are less likely to have access to a car.</p> <p>Refer to the need for sustainable transport services and facilities to be designed to remain attractive and functional at times of extreme weather events (e.g. storms, heatwaves), which are likely to become more common as a result of climate.</p>	

Core Policy 20 Alternative Options

Rely on the New Homes Bonus

Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on the enhancement of green spaces where this would include Green Infrastructure. As the detail of the Infrastructure Delivery Plan is currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on the enhancement of green spaces where this would include Green Infrastructure. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on the enhancement of green spaces where this would include Green Infrastructure. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview. Furthermore the ability to secure pooled funding contributions from S106 is being reduced after 1 st April 2015.	+/?
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough.	This policy relates to developer contribution that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and is not expected to directly affect this objective.	0	This alternative relates to site specific planning obligations that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on the enhancements of biodiversity and habitats, where this would include Green Infrastructure. As the detail of the Infrastructure Delivery Plan is currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on the enhancements of biodiversity and habitats, where this would include Green Infrastructure. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on the enhancements of biodiversity and habitats, where this would include Green Infrastructure. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview. Furthermore the ability to secure pooled funding contributions from S106 is being reduced after 1 st April 2015.	+/?
4. Achieve sustainable	As this policy will support the delivery of		This alternative seeks to finance the		This alternative seeks to support the	

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
levels of prosperity and economic growth to stimulate economic regeneration.	infrastructure in the Borough, there may be positive effects on economic growth by ensuring that the necessary infrastructure is delivered alongside or in advance of employment generating development. However, the requirement for developer contributions may inhibit economic growth by making development unviable. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive or negative effect is uncertain.	+/-/?	delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on economic growth by ensuring that the necessary infrastructure is delivered alongside or in advance of mixed use development. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	delivery of infrastructure in the Borough, and may have positive effects on economic growth by ensuring that the necessary infrastructure is delivered in advance of or alongside employment generating development. However, the requirement for developer contributions may inhibit economic growth by making development unviable. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview. Furthermore the ability to secure pooled funding contributions from S106 is being reduced after 1 st April 2015.	+/-/?
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development.	This policy relates to developer contribution that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and is not expected to directly affect this objective.	0	This alternative relates to site specific planning obligations that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on educational attainment, where this would include educational facilities. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on educational attainment, where this would include educational facilities. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on educational attainment, where this would include educational facilities. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview. This is particularly important in the case of education which requires a review of need at the Borough level.	+/?
7. Ensure that everyone	As this policy will support the delivery of		This alternative seeks to finance the		This alternative seeks to support the	

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
has the opportunity to live in a decent home and increase affordable provision to help those in most need locally.	infrastructure in the Borough, there may be positive effects on decent housing by ensuring that the necessary infrastructure is delivered alongside residential development. However, the requirement for developer contributions may inhibit the delivery of housing by making development unviable. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive or negative effect is uncertain.	+/-/?	delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on decent housing by ensuring that the necessary infrastructure is delivered alongside residential development. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	delivery of infrastructure in the Borough, and may have positive effects on decent housing by ensuring that the necessary infrastructure is delivered alongside residential development. However, the requirement for developer contributions may inhibit the delivery of housing by making development unviable. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/-/?
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on health and wellbeing, where this would include healthcare facilities and Green Infrastructure that could be used for recreation. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on health and wellbeing, where this would include healthcare facilities and Green Infrastructure that could be used for recreation. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on health and wellbeing, where this would include healthcare facilities and Green Infrastructure that could be used for recreation. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview. This is particularly important in the case of healthcare facilities.	+/?
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on creating safe communities, where this would include emergency services. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on creating safe communities, where this would include emergency services. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on creating safe communities, where this would include emergency services. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/?

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
			could be lost to other spending commitments and priorities.			
10. Regenerate and renew disadvantaged areas where people live or work in the Borough.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on regeneration by ensuring that the necessary infrastructure is delivered alongside or in advance of development that would contribute to regeneration. However, the requirement for developer contributions may inhibit regeneration by making development unviable. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive or negative effect is uncertain.	+/-/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on regeneration by ensuring that the necessary infrastructure is delivered alongside development that would contribute to regeneration. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on regeneration by ensuring that the necessary infrastructure is delivered alongside development that would contribute to regeneration. However, the requirement for developer contributions may inhibit regeneration by making development unviable. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/-/?
11. Improve accessibility to and enhance local services and facilities.	As this policy will support the delivery of infrastructure in the Borough, a significant positive effect is expected in the delivery of services and facilities. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	++/?	This alternative seeks to finance the delivery of infrastructure in the Borough, and a positive effect is expected in the delivery of services and facilities. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and a positive effect is expected in the delivery of services and facilities. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/?
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.	This policy relates to developer contribution that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and is not expected to directly affect this objective.	0	This alternative relates to site specific planning obligations that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0
13. Minimise the risk of flooding and the	If this policy were to support the		If this alternative were to support the		If this alternative were to support the	

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
detriment to public health, domestic and commercial property and the natural environment flood events can bring.	delivery of flood risk mitigation and Green Infrastructure by providing a mechanism that requires developer contributions, a positive effect may be had on minimising flood risk. Green Infrastructure is likely to maintain infiltration rates and reduce surface water run-off that would otherwise contribute to flood risk. As the detail of the Infrastructure Delivery Plan is currently unknown, any positive effect is uncertain.	+/?	delivery of flood risk mitigation and Green Infrastructure through the New Homes Bonus, a positive effect may be had on minimising flood risk. As the detail of the Infrastructure Delivery Plan is currently unknown, any positive effect is uncertain. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	delivery of flood risk mitigation and Green Infrastructure through negotiating planning obligations, a positive effect may be had on minimising flood risk. As the detail of the Infrastructure Delivery Plan is currently unknown, any positive effect is uncertain. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/?
14. Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels.	As this policy will support the delivery of infrastructure in the Borough, there may be a positive effect on this SA objective, where this would include energy infrastructure. In addition, there may be indirect positive effects on greenhouse gas emissions from car traffic, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on greenhouse gas emissions by making the car a more viable travel option. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive or negative effect is uncertain.	+/-/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have a positive effect on this SA objective, where this would include energy infrastructure. In addition, there may be indirect positive effects on greenhouse gas emissions from car traffic, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on greenhouse gas emissions by making the car a more viable travel option. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/-/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have a positive effect on this SA objective, where this would include energy infrastructure. In addition, there may be indirect positive effects on greenhouse gas emissions from car traffic, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on greenhouse gas emissions by making the car a more viable travel option. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/-/?
15. Reduce air, land and noise pollution and improve their respective quality	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on reducing pollution, where infrastructure would help secure	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on reducing pollution,	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on reducing pollution, where infrastructure	+/?

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
through direct action or mitigation measures.	mitigation. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.		where infrastructure would help secure mitigation. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.		would help secure mitigation. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	
16. Improve water efficiency and achieve sustainable water resource management.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on reducing water consumption, where this would involve improvements to utilities including water and drainage infrastructure. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on reducing water consumption, where this would involve improvements to utilities including water and drainage infrastructure. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on reducing water consumption, where this would involve improvements to utilities including water and drainage infrastructure. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/?
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change.	This policy relates to developer contribution that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and is not expected to directly affect this objective.	0	This alternative relates to site specific planning obligations that will support the delivery of infrastructure in the Borough, and is not expected to directly affect this objective.	0
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on waste management, where this would involve development of recycling facilities. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive effect is uncertain.	+/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on waste management, where this would involve development of recycling facilities. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-	+/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on waste management, where this would involve development of recycling facilities. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/?

SA objective	CP20: Securing Investment in Infrastructure					
	CP20 (Securing Investment in Infrastructure)		Rely on the New Homes Bonus		Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.	
	Justification	Likely Effect	Justification	Likely Effect	Justification	Likely Effect
			fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.			
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	As this policy will support the delivery of infrastructure in the Borough, there may be positive effects on reducing traffic congestion, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on improving travel choice by making the car a more viable travel option. As the detail of the Infrastructure Delivery Plan and the nature of facilities are currently unknown, any positive or negative effect is uncertain.	+/-/?	This alternative seeks to finance the delivery of infrastructure in the Borough with the New Homes Bonus, and may have positive effects on reducing traffic congestion, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on improving travel choice by making the car a more viable travel option. By relying on the New Homes Bonus, there would be even greater uncertainty in relation to the delivery of infrastructure as New Homes Bonus money is not ring-fenced for specific infrastructure improvements and could be lost to other spending commitments and priorities.	+/-/?	This alternative seeks to support the delivery of infrastructure in the Borough, and may have positive effects on reducing traffic congestion, where this would include enhanced provision of public transport and facilities for pedestrians and cyclists. However, the policy may also support highway improvement schemes that would have a negative effect on improving travel choice by making the car a more viable travel option. By negotiating planning obligations on a site specific basis, there would be even greater uncertainty in relation to developer contributions due to a lack of strategic overview.	+/-/?
Summary of Significant Effects / Further Recommendations for Mitigation	<p>Significant positive effects are anticipated in relation to:</p> <ul style="list-style-type: none"> Objective 11 Services and Facilities (+ +/?) <p>Recommendations</p> <p>Have a clear timetable for completion of the CIL Charging Schedule (in keeping with the timetable for delivery of development under the Draft Local Plan Core Strategy) to ensure this does bring unnecessary uncertainty to developers nor adversely affect the delivery of key services, facilities and infrastructure which are required in advance of/alongside the planned development.</p>		No significant effects are anticipated in relation to this alternative.		No significant effects are anticipated in relation to this alternative.	

Appendix 7

Reasons why Local Plan Saved Policies are not Reasonable Alternatives

Local Plan Saved Policy		Superseded/Partially Superseded/Retained	Is 'Saved Policy' a reasonable alternative to any preferred Core Policy?
BAS G1	The Definition of the Green Belt	Superseded by CP11	No – CP11 is an all encompassing GB policy seeking the protection of the Green Belt outside of those areas already designated as being potential development locations. The Saved Policy only defines the meaning of Green Belt and forms the foundation of the remaining Green Belt Saved Policies and therefore on its own does not protect the GB.
BAS GB2	Replacement Dwellings in the Green Belt	Partially Superseded by CP11 and CP13, remainder retained until review by the Local Plan Site Allocations and Development Management Policies	No – BAS GB2 is too specific for a Core Policy, however elements of design and the principle of development within the GB has been incorporated in to CP11 and CP 13. The more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS GB3	Extensions to Dwellings in the Green Belt	Partially Superseded by CP11 and CP13, remainder retained until review by the Local Plan Site Allocations and Development Management Policies	No – BAS GB3 is too specific for a Core Policy, however elements of design and the principle of development within the GB has been incorporated in to CP11 and CP 13. The more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS GB5	Definition of a Dwelling	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS GB5 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS GB6	Agricultural Workers Dwellings	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS GB5 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS GB7	Reuse of Dwellings in the Green Belt	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS GB7 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS S2	Housing Sites for Development During the Plan Period	Sites have been built out except one. Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The majority of the sites within the BAS S2 have been built and therefore can not be included in the Plan period 2011-2031.
BAS S3	Areas of Special Reserve	Partially superseded by PAD4 and PAD12. Remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The original Areas of Special Reserve were designated for meeting longer term housing needs beyond the Local Plan Period (1991-2001). As we are in a new Plan Period, the originally designated areas have since been granted planning permission for housing development to help meet the needs of the current Plan period (2011-2031).
BAS S5	Affordable Housing	Superseded by CP3	No – The Affordable Housing provision stated in BAS S5 is based on out-of-date evidence and would not meet the Borough's current affordable housing needs of 800 per annum as stated within the Housing Growth Topic Paper.
BAS C1	Protected Areas	Superseded by CP9	No – Although Green Infrastructure includes sites which are protected for their importance to the Borough's biodiversity, it also includes other features of the local environment such as allotments, community gardens, open space and playing fields. Creating a Green

			Infrastructure policy strengthens the level of protection afforded to these features through the previous version of the policy. Also BAS C1 does not take in to account the findings of additional studies which have examined local landscape character and landscape sensitivities.
BAS C2	Country Parks	Superseded by CP9 and CP10	No – Although Green Infrastructure includes sites which are protected for their importance to the Borough’s biodiversity, it also includes other features of the local environment such as allotments, community gardens, open space and playing fields. Creating a Green Infrastructure policy strengthens the level of protection afforded to these features through the previous version of the policy. Also BAS C2 does not take in to account the findings of additional studies which have examined local landscape character and landscape sensitivities.
BAS C5	Trees and Woodland	Superseded by CP9 and CP10	No – Although Green Infrastructure includes sites which are protected for their importance to the Borough’s biodiversity, it also includes other features of the local environment such as allotments, community gardens, open space and playing fields. Creating a Green Infrastructure policy strengthens the level of protection afforded to these features through the previous version of the policy. Also BAS C5 does not take in to account the findings of additional studies which have examined local landscape character and landscape sensitivities.
BAS C7	The Marshes Area	Superseded by PADC7, CP9, CP10, CP11, CP14 and CP16	No – The evidence has been updates and the area is now within the Environment Agency’s South Essex Catchment Flood Management Plan (CFMP) and Thames Estuary 2100 Plan. The previous policy is out of date and does not consider up-to-date evidence.
BAS C13	Water Wildlife	Superseded by CP9, CP10	No – Although Green Infrastructure includes sites which are protected for their importance to the Borough’s biodiversity, it also includes other features of the local environment such as allotments, community gardens, open space and playing fields. Creating a Green Infrastructure (which includes blue infrastructure) policy strengthens the level of protection afforded to these features through the previous version of the policy. Also BAS C13 does not take in to account the findings of additional studies which have examined local landscape character and landscape sensitivities.
BAS C15	Hazardous Substances	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS C15 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS CS16	Hazardous Installations	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS CS16 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS E1	Comprehensive Development Area	Superseded by PADC3	No – BAS E1 does not account for the Employment Land and Premises Study 2013 which stipulates the Borough’s employment need based on up-to-date evidence.
BAS E2	Terminus Drive – Proposed Employment Site	Partially superseded by CP7 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS E2 does not account for the Employment Land and Premises Study 2013 which stipulates the Borough’s employment need based on up-to-date evidence.
BAS E3	Courtauld Road –	Superseded by PADC3	No – BAS E3 does not account for the Employment Land and Premises Study 2013 which

	Proposed Employment Site		stipulates the Borough's employment need based on up-to-date evidence.
BAS E4	Existing Employment Area	Partially superseded by CP7 and remainder reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS E4 does not account for the Employment Land and Premises Study 2013 which stipulates the Borough's employment need based on up-to-date evidence.
BAS E5	Ford Research and Development Centre	Superseded by CP7, PAD3 and remainder reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS E5 does not account for the Employment Land and Premises Study 2013 which stipulates the Borough's employment need based on up-to-date evidence.
BAS E6	Untidy Industry Area	Partially superseded by PAD3, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS E6 does not account for the Employment Land and Premises Study 2013 which stipulates the Borough's employment need based on up-to-date evidence.
BAS E7	Alternative use of Industrial Premises	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS E7 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS E10	General Employment Policy	Partially superseded by CP7, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The general employment provision requirements are outlined in CP7 based upon the Employment Land and Premises Study 2013. The remainder of Policy BAS E10 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies.
BAS SH1	New Retail Development	Superseded in full by CP8	No – CP8 is based on up-to-date evidence including the Basildon Borough Local Centre Review 2013 which identified Sub-Centres and further Local Centres.
BAS SH3	Town Centre Retail Development Sites	Partially superseded by PAD1, PAD8 and CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No –Town Centre Masterplans have been created and form the evidence for PAD1 and PAD8. The more specific details will be addressed in the Local Plan Site Allocations and Development Management Policies.
BAS SH4	Town Centre Shopping Frontages (Primary Shopping Frontages 1999 Allocations)	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS SH4 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS SH5	Town Centre Shopping Frontages (Areas outside Primary Shopping Frontages)	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS SH5 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS SH6	Retail on Industrial Estates	Partially superseded by CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The principle of retail provision is outlined in CP8 is based upon up-to-date evidence. The remainder of Policy BAS SH6 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH7	Local Shopping Centres	Partially superseded by CP8, remainder	No – The principle of retail provision is outlined in CP8 is based upon up-to-date evidence.

	(New development and extensions to existing)	retained until reviewed by the Local Plan Site Allocations and Development Management Policies	The remainder of Policy BAS SH6 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH8	Local Shopping Centres (Protection)	Partially superseded by CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The principle of retail provision is outlined in CP8 is based upon up-to-date evidence. The remainder of Policy BAS SH6 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies.
BAS SH9	Temporary Retail Uses	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS SH9 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS TC1	District Wide Town Centre Policy	Partially superseded by PADC 1-2, PADC8 and CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The employment, retail and residential requirements as outlined in the PADCs and CP8 is based on up-to-date evidence. The remainder of Policy BAS TC1 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies.
BAS TC3	Wickford Town Centre	Superseded by PADC8	No – A Masterplan has since been created and the PADC has been based upon up-to-date evidence outlining the Town Centre’s requirements.
BAS TC4	Pitsea Town Centre	Partially superseded by CP8 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The larger and more strategic sites within Pitsea Town Centre are now being built upon and the remainder of the land and its potential development can be addressed using the Town Centre Policy (CP8) and any future Local Plan Site Allocations and Development Management Policies.
BAS TC5	Markets	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS TC5 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS TC6	Residential Development in Town Centres	Partially superseded by PADC1-2,PADC8 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – The residential requirements as outlined in the PADCs is based on up-to-date evidence. The remainder of Policy BAS TC6 is too specific as a Core Policy and will be reviewed by the Local Plan Site Allocations and Development Management Policies
BAS R1	Open Space	Superseded by CP9	No – Since BAS R1 was created there have been Open Space and Recreational Studies undertaken which has helped formulate CP9 which is now based on more up-to-date and relevant information.
BAS R4	Proposed Open Space	Superseded by CP9	No – Since BAS R4 was created there have been Open Space and Recreational Studies undertaken which has helped formulate CP9 which is now based on more up-to-date and relevant information.
BAS R11	Sports Facilities	Superseded by CP9	No – Since BAS R11 was created there have been Open Space and Recreational Studies undertaken which has helped formulate CP9 which is now based on more up-to-date and relevant information.
BAS R15	Golf Courses	Partially superseded by CP10 and remainder retained until reviewed by the Local Plan Site Allocations and	No – Golf courses are considered to be Green Infrastructure and therefore have been incorporated in to CP10. Policy BAS R15 is very specific to one aspect of one recreational use and therefore is not considered strategic enough to formulate a core policy alone.

		Development Management Policies	
BAS R16	Noisy and Disturbing Sports	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS R16 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS T5	Public Transport	Partially superseded by PADC1-2, PADC8, CP13, CP19 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – BAS T5 does not express the need for new transport infrastructure with new developments and does not express the need for Traffic Impact Assessments with large developments applications. Therefore the Policy is not considered to be sustainable.
BAS BE12	Development Control	Partially superseded by CP13, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No- BAS BE12 does not consider the Borough’s Heritage Assets and therefore this has been incorporated in to CP13 along with sustainable design requirements. The more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE13	Ramsden Bellhouse Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE13 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE14	Sugden Avenue Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE14 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE15	Bowers Gifford Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE15 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE17	Shop Fronts	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE17 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE18	Advertisements	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE18 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE19	Green Belt Adverts	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE19 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE20	Telecommunications	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No - BAS BE20 is too specific for a Core Policy and therefore more detailed information will be considered at the Local Plan Site Allocations and Development Management Policies stage.
BAS BE21	Healthcare Developments	Partially superseded by CP17, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – CP17 is an all encompassing policy that encourages the improvement of health and well-being in Borough through not only the development of such health institutions but by promoting healthier lifestyles and requiring all large development proposals to submit a Health Impact Assessment to ensure developments limit their impact on the health and well-being of residents. BAS BE21 is specific in terms of individual requirements of new build facilities and extensions and does not consider the other aspects of a healthier

			lifestyle as encouraged by Strategic Objective 8.
BAS BE22	Hospital Facilities	Partially superseded by CP17, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies	No – CP17 is an all encompassing policy that encourages the improvement of health and well-being in Borough through not only the development of such health institutions but by promoting healthier lifestyles and requiring all large development proposals to submit a Health Impact Assessment to ensure developments limit their impact on the health and well-being of residents. BAS BE21 is specific in terms of individual requirements of new build facilities and extensions and does not consider the other aspects of a healthier lifestyle as encouraged by Strategic Objective 8.
BAS BE24	Crime Prevention	Superseded by CP13	No – The Council's Community Strategy has an objective to reduce crime and increase community safety within the Borough. Whilst BAS BE24 considers these aspects, it only suggest that the Police are consulted, however the NPPF suggests community cohesion and working with other authorities and organisations to help reduce the fear of crime in new and existing developments. Therefore BAS BE24 is considered to be too specific and restrictive.