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# **Basildon Local Plan**

## **Sustainability Appraisal of New Omission Site Options**

Prepared by LUC  
March 2019

**Project Title:** Sustainability Appraisal of New Omission Site Options

**Client:** Basildon Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
1.0	06/03/2019	First Draft	Josh Allen Sarah Temple	Josh Allen	Jeremy Owen
2.0	07/03/2019	Final Report	Josh Allen	Josh Allen	Jeremy Owen

## Introduction

- 1.1 Basildon Borough Council commissioned LUC in April 2013 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Basildon Core Strategy and associated Development Planning Documents. In late 2014 the decision was made to consolidate all plan-making work into a single new Local Plan to manage growth and development up to 2034. Consequently, all the SA work that had informed the Core Strategy was consolidated and used to inform the preparation and appraisal of strategic policies, site allocations and development management policies in a Draft Local Plan. The Draft Local Plan was published for consultation alongside an accompanying SA Report in January 2016 under Regulation 18 of the Town and Country Planning Regulations (2012). Following the Regulation 18 consultation, further work was undertaken to prepare and appraise final options for inclusion in a Publication Local Plan. The Publication Local Plan was published for consultation alongside an accompanying SA Report in October 2018 under Regulation 19 of the Town and Country Planning Regulations (2012).
- 1.2 During consultation on the Publication Local Plan, the Council received notification of several site options from site promoters in the Borough from here on referred to as 'omission sites'. This SA Addendum reports the significant effects of each omission site for comparison with the other site options appraised throughout the plan-making process, including the final site allocations.

## Omissions Sites Promoted During Consultation on the Publication Local Plan

- 1.3 **Table 1.1** below lists all 28 omission sites promoted during the consultation on the Publication Local Plan. The Council has considered the omission sites and has come to the view that they should not be included in the Local Plan. The Council's reasoning as to why each site option has been omitted from the Publication Plan is provided in **Table 1.1**.
- 1.4 Ten of the promoted omission sites have already been appraised as site options during the definition and appraisal of previous iterations of the Basildon Local Plan. Where this is the case, reference is made to where the effects of these previously appraised site options can be found in previous iterations of the SA Report. However, the proposals put forward in representations for 17 of the remaining omission sites have boundaries different to the site options previously appraised in the same general location. For completeness, these 17 omission sites along with one newly promoted site (OM26) have been treated as new site options for appraisal and consideration for allocation in the Basildon Local Plan, and have been appraised in this addendum.
- 1.5 **Figure 1.1** illustrates the location of all the omission sites promoted during consultation on the Publication Local Plan. **Figures 1.2, 1.3** and **1.4** illustrate the locations of the Broad Locations, Strategic Sites and site options appraised throughout the SA process.

**Table 1.1: List of omission sites promoted during the consultation on the Publication Local Plan**

Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
OM01	Land at Shot Farm, Wickford	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) found this site unsuitable for development due to high visibility of area from the A130 and the open, undeveloped character of the landscape. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.
OM02	Land at Potash Road, Billericay	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) found this site unsuitable for development due to landscape and Green Belt consequences.
OM03	Land South of London Road, Wickford	Although this site has a very similar boundary to the site option appraised as Draft Policy H18, it is not identical. Therefore, this omission site has been appraised as a new site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Housing Options Topic Paper (November 2018) concluded that the site should be allocated for development. However, Members made a decision not to include this site in the Publication Local Plan and subsequently the Revised Publication local Plan, due to the concerns in respects of encroachment and impact on landscape. It was concluded that the site makes a good contribution to the Green Belt, the area contributes to managing urban sprawl and preventing Wickford from merging with Crays Hill. There were also concerns regarding surface water flooding risk.
OM04	Land South of Dunton Road, Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that the development of this site would cause a major change in the character of the area, due to the openness of the area to the A127 and the barrier this forms to associations with existing build development. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.
OM05	The Paddocks, Billericay	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that there is limited opportunity for residential development in the area due to elevated and prominent slopes. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.
OM06	Land at Winifred Cottage	New site option. 'Policy-off' effects	The Landscape Character and Green Belt Landscape Capacity Study (2014)

Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
	and Burwood Works	are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	concluded that there is opportunity for small to medium scale residential development within North Benfleet plotlands where Policy GB4 - Green Belt Residential Infill Development would apply. A review of the borough's Green Belt infill potential has identified that existing Green Belt residential locations, predominantly in the Borough's remaining Plotland settlements, have the potential to provide new individual building plots in the future, when applying the policy criteria. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.
OM07	Land at 286 London Road, Wickford	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that there is opportunity for residential development to be in-filled within the existing plotlands area. Therefore, Policy GB4 - Green Belt Residential Infill Development would apply. A review of the Borough's Green Belt infill potential has identified that existing Green Belt residential locations, predominantly in the Borough's remaining Plotland settlements, have the potential to provide new individual building plots in the future, when applying the policy criteria.
OM08	Anglian Water Site on Dry Street, Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	Considerable environmental constraints have been identified on the site. However, given that the principle of development has already been established on the allocation, it is not unusual that additional housing can come forward in the future through the planning application process, and perhaps could contribute to the Borough's windfall supply.
OM09	Land to the South of Basildon Zoo, London Road, Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Landscape Character and Green Belt Landscape Capacity Study (2014) advises that adverse impacts on the elevated landform and setting of the listed All Saints church should be avoided as this still retains a 'semi-rural' setting. Therefore, there is limited opportunity for development.
OM10	Land North of Linda Gardens, Billericay	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as HELAA Site SS0367 - Land North of Linda Gardens and Cherry Gardens, Billericay. This site option is one of ten additional site options appraised during the preparation of the	The Housing Options Topic Paper (November 2018) concluded that the site could form an appropriate extension to Billericay, given its less significant landscape and visual impacts. However, Members decided that the site makes a good contribution to Green Belt purposes, given that it retains many of its historical landscape features relating to the rural environment, and that there are no strategic benefits in bringing the site forward.

Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
		Publication Local Plan. These ten site options were not tied to draft housing allocation policies largely due to their relatively small sizes, i.e. each in isolation would not represent a reasonable alternative to any specific draft housing allocation policy.	
OM11	Lynton Park in Dunton, Basildon (part of larger extent of land at West Basildon - H10 in Draft Local Plan 2016)	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	Members have concluded that the inclusion of this site would cause notable harm to the countryside in this location, as the site makes a good contribution to the Green Belt. There is also low landscape capacity due its weak relationship with the existing urban built form/edge, there is a risk of harm to the Green Belt if allocation went ahead, a risk to the historic Church/Hall and Rectory, a risk of urban areas merging if development were to be permitted in this area. Officers continue to recommend extending the development extent in this location as it is a sustainable growth location, although recognise the concerns Members have with regard to Green Belt coalescence in relation to proposals for the Dunton Hills Garden Village.
OM12	Larger extent of land at H12 - Land South of Wickford	New site option to Publication Local Plan Site Allocation Policy H12. Alternative large site boundary of 37ha appraised in Appendix 1 in the context of the mitigation and enhancement measures set out in Policy H12 and associated Development Management policies. These same effects are summarised below.	The Housing Options Topic Paper (November 2018) did not recommend this site for housing development as the area represents an important Green Belt gap, separating Wickford from Basildon. It is however believed that land to the south of the H12 could provide suitable open space uses, including playing pitches.
OM13	Land at Kingsmans Farm, Billericay	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	When considered by Members, the larger allocation (H17) was reduced by 300 homes (to exclude land at Kingsmans Farm) for the following reasons: prevention of urban sprawl, encroachment into the countryside, loss of historic field patterns, loss of separation from the urban edge of Billericay, loss of landscape qualities outlined in the Landscape Assessment and Landscape Appraisal.
OM14	Land at Foot Farm, Billericay	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation	This site is located in an area which the Council's landscape evidence base, specifically the Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2017)' identifies as having limited opportunity for development. Therefore, Members did not deem the site suitable as it makes

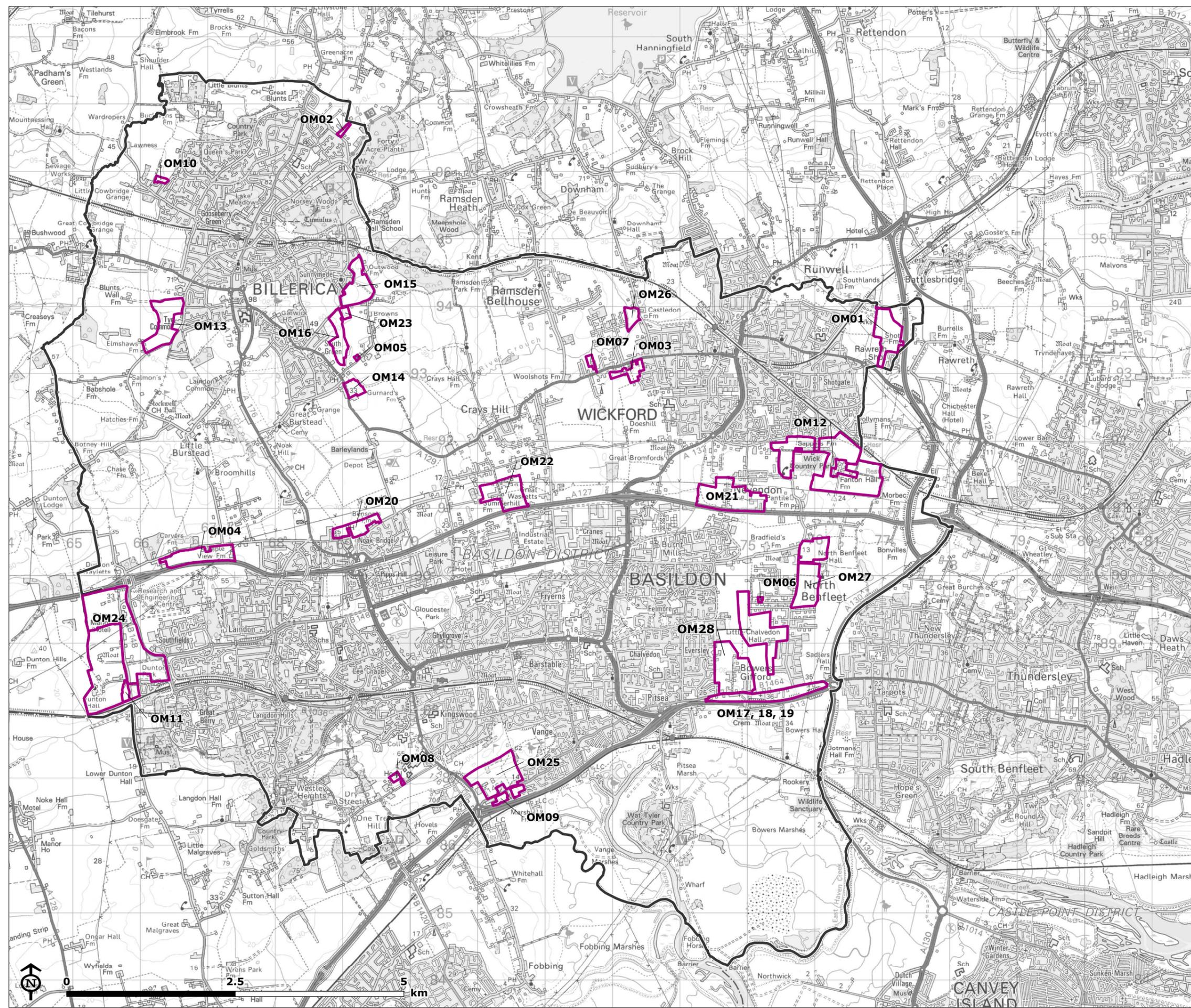
Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
		Policy H27.	a strong contribution to Green Belt purposes, is visually prominent and plays an important role in restricting further sprawl. Although there is some potential for ribbon development along Southend Road.
OM15	Land off Outwood Farm Road, Billericay	Although this site has a very similar boundary to the site option appraised as an alternative to Draft Policy H26, it is not identical. Therefore, this omission site has been appraised as a new site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	Land promoted in this location is in an area of high landscape sensitivity as concluded within the Landscape Character and Green Belt Landscape Capacity Study (2014). It would also constitute sprawl, and further outward growth of Billericay. This development option has therefore not been recommended.
OM16	Land South of Outwood Common Road, Billericay	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H27.	Land promoted in this location is in an area of high landscape sensitivity as concluded within the Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2017). It would also constitute sprawl, and further outward growth of Billericay. This development option has therefore not been recommended.
OM17	Land at Gifford House, Basildon	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H13.	This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy which provides the Parish Council with a housing target of 1,350 homes, and allow them through a Neighbourhood Plan to determine their own locations for housing allocations to meet the target.
OM18	Land between the A13 and London Road (Site A)	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H13.	This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy which provides the Parish Council with a housing target of 1,350 homes, and allow them through a Neighbourhood Plan to determine their own locations for housing allocations to meet the target.
OM19	Land between the A13 and London Road, Basildon (Site B)	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H13.	This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy which provides the Parish Council with a housing target of 1,350 homes, and allow them through a Neighbourhood Plan to determine their own locations for housing allocations to meet the target.

Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
OM20	Land North of Wash Road, Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Housing Options Topic Paper (November 2018) did not consider this to be a reasonable new/alternative site for housing allocation due to significant Green Belt and landscape constraints that would ensue from such a development. The location of the site does not provide the opportunity to reinforce a clearly defined/defensible Green Belt boundary.
OM21	Hovefields & Honiley Neighbourhood Area	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H14.	This location is not recommended for the intensive development proposed, due to significant environmental and infrastructural constraints. This area represents an important Green Belt gap, separating Wickford from Basildon. In addition, the site is isolated from existing settlements of Wickford and Basildon, which would present challenges in terms of access to local services and facilities. The broader area to the south of Wickford, including Hovefields and Honiley is however proposed to be a broad location for new housing growth within the Local Plan. This would be subject to further studies and investigations through the South Essex Joint Strategic Plan, and the first review of the Local Plan, to determine a sustainable scale & form, access and approach to the delivery.
OM22	Land at Dale Farm, Wickford	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H12.	Evidence indicates that this is not currently a sustainable proposal due to its scale and remote proximity to services. In the absence of suitable access arrangements, and given other potential site constraints such as relocating the existing occupants of the site, it is not likely that the development opportunities sought on the site would be deliverable. The broader area to the south of Crays Hill, including Dale Farm is however proposed to be a broad location for new housing growth within the Local Plan. This would be subject to further studies and investigations through the South Essex Joint Strategic Plan, and the first review of the Local Plan, to determine a sustainable scale & form, access and approach to the delivery.
OM23	Land South of Outwood Farm Road, Billericay	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	This site is in an area assessed by the Landscape Character and Green Belt Landscape Capacity Study (2014), to have limited opportunity for residential development due to elevated and prominent slopes.
OM24	Larger extent of land at H8 - West Basildon	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation	Members have concluded that the inclusion of this site would cause notable harm to the countryside in this location, as the site makes a good contribution to the Green Belt. There is also low landscape capacity due its weak relationship with the existing urban built form/edge, there is a risk of harm to

Site Reference	Site Name	Notes on the SA of the Site Option	Reason for not including the Omission Site in the Local Plan
		Policy E7 and H10a.	the Green Belt if allocation went ahead, a risk to the historic Church/Hall and Rectory, a risk of urban areas merging if development were to be permitted in this area. Officers continue to recommend extending the development extent in this location as it is a sustainable growth location, although recognise the concerns Members have with regard to Green Belt coalescence in relation to proposals for the Dunton Hills Garden Village.
OM25	Larger extent of land at H7 - Land South of London Road, Vange	Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (October 2018) as an alternative to Draft Site Allocation Policy H9.	The Housing Options Topic Paper (November 2018) concluded that this proposal will have significant adverse effects on the natural and historic environment. It was also suggested that land around Vange Primary School And Nursery should be left unallocated, in case the school needs to expand. This option was therefore not recommended, as it is not considered that the proposal can overcome these concerns.
OM26	Land at Castledon Road, Wickford	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	This proposal was promoted too late to be considered as a reasonable alternative and there are no other similar site options that have been considered which can be used as an appropriate proxy for further reasoning.
OM27	North Benfleet Hall Farm, Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Housing Options Topic Paper (November 2018) did not recommend this housing site option, when considered in isolation to other proposals for East Basildon. The study recommended that part of the site should be allocated for development in accordance with the Preferred Development Framework for East Basildon. However, Members made a decision to support the Bowers Gifford and North Benfleet Parish Council's preference to plan and allocate land for development in their area themselves, in accordance with national policy. Subsequently, a minimum housing target has been set for the neighbourhood area which the Parish Council will be required to meet deliver through a Neighbourhood Plan.
OM28	Larger extent of land at H11 - East Basildon	New site option. 'Policy-off' effects are appraised in Appendix 1 of the Addendum below. Consideration is given to the effects of appropriate mitigation and enhancement measures below.	The Housing Options Topic Paper (November 2018) concluded that the site should be allocated for development in accordance with the Preferred Development Framework for East Basildon. However, Members made a decision to support the Bowers Gifford and North Benfleet Parish Council's preference to plan and allocate land for development in their area themselves, in accordance with national policy. Subsequently, a minimum housing target has been set for the neighbourhood area which the Parish Council will be required to meet deliver through a Neighbourhood Plan.

**Figure 1.1: Omission Sites**

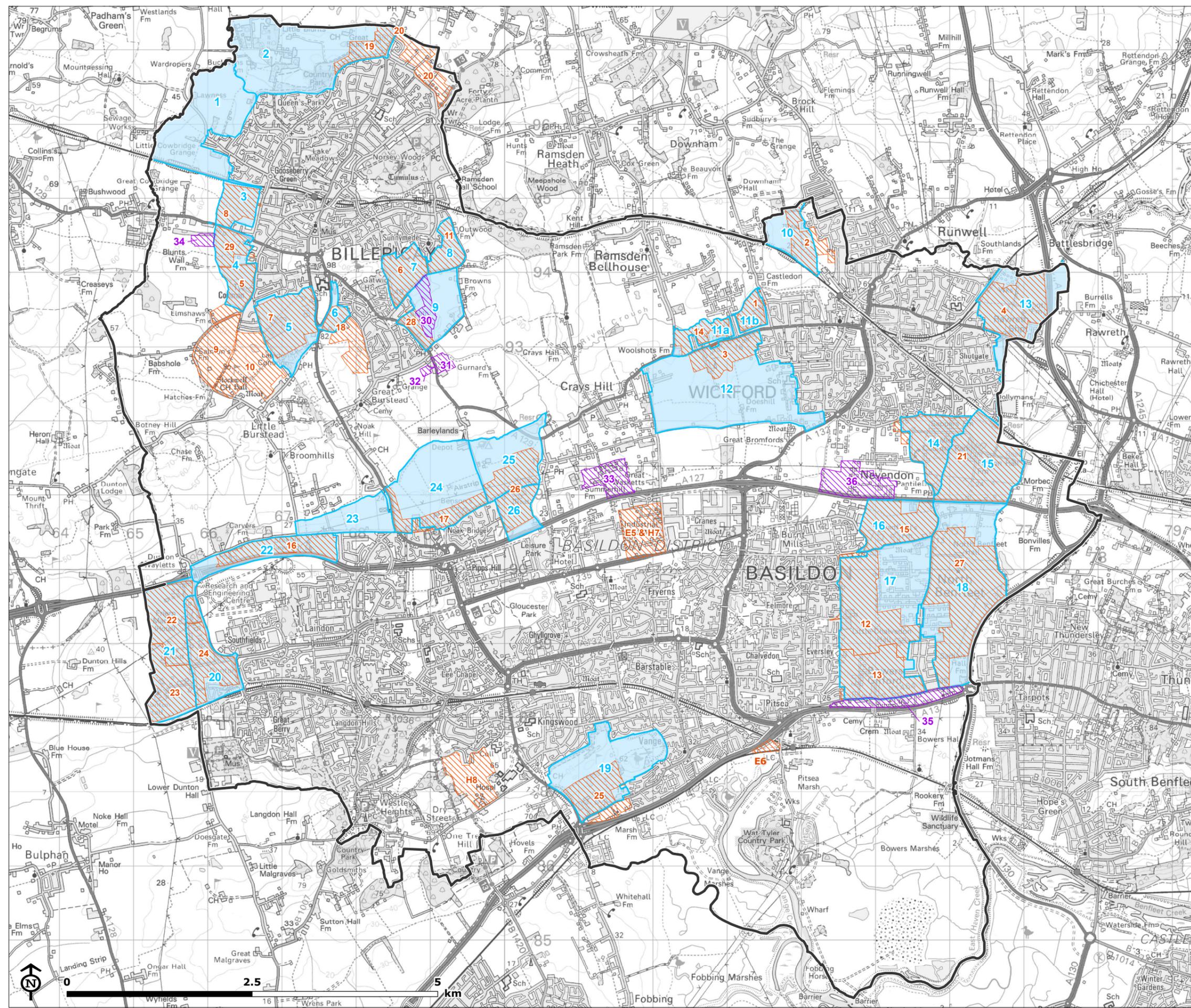
- Basildon Borough boundary
- Omission Sites



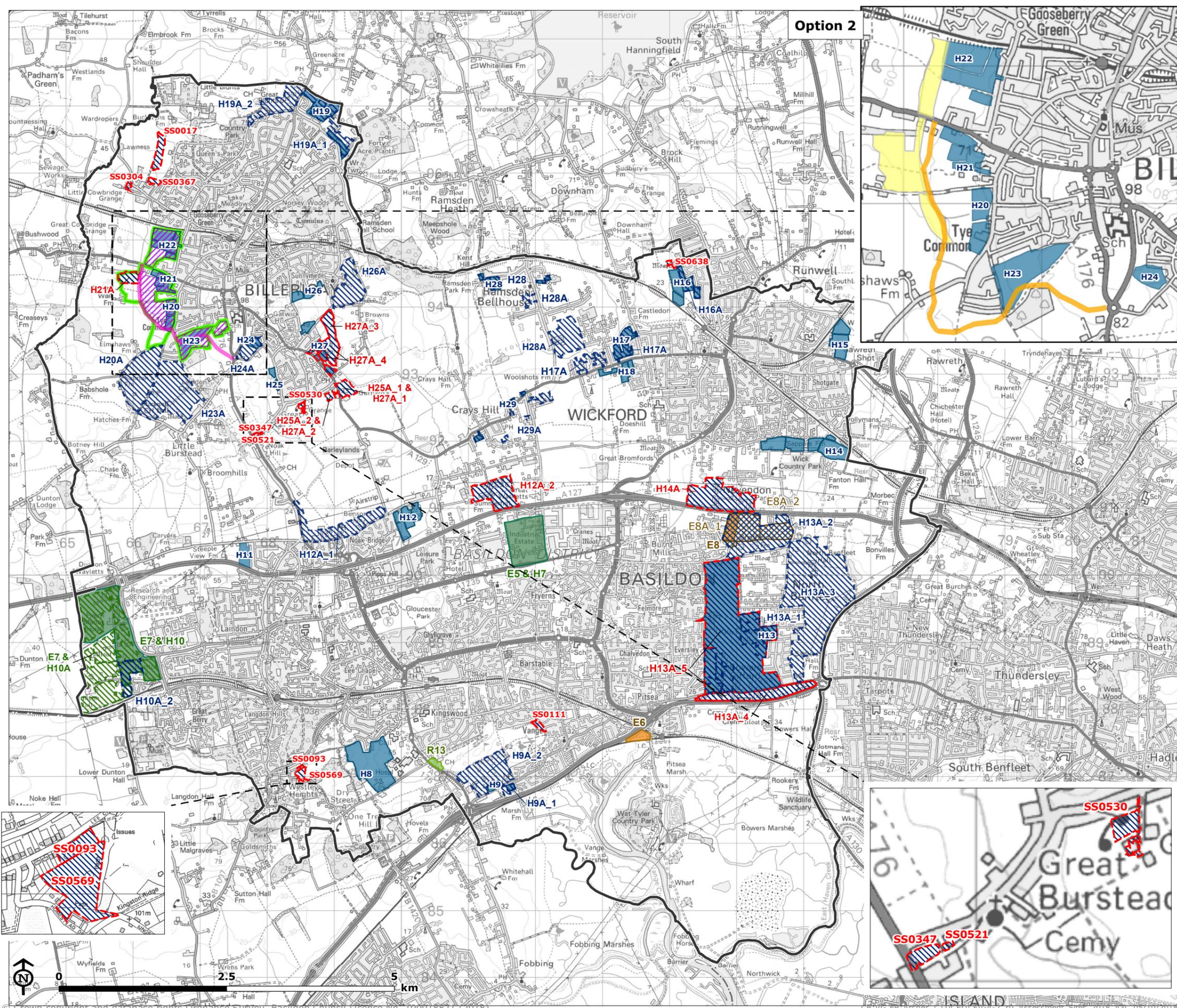
Main Map Scale @ A3: 1:55,000

**Figure 1.2: Previously Appraised Broad Locations and Strategic Sites**

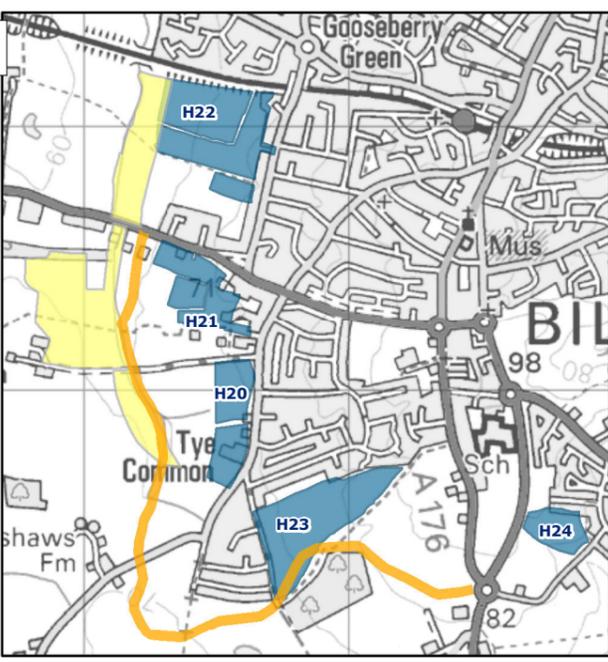
-  Basildon Borough boundary
-  Broad location
-  Strategic site
-  Additional strategic sites considered post Reg 18 consultation



Map Scale @ A3: 1:50,000

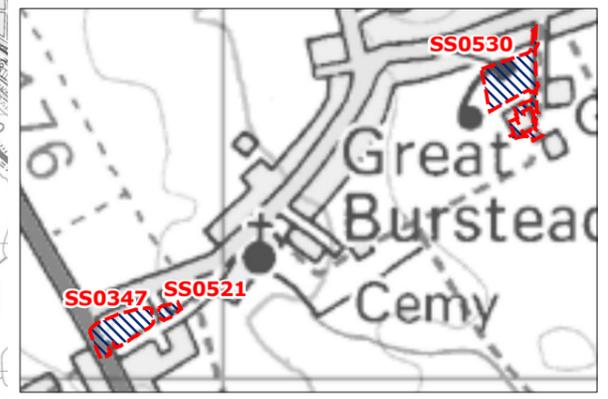
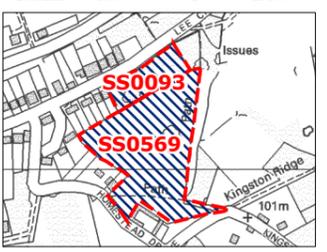


Option 2



**Figure 1.3: Previously Appraised Draft Local Plan Development Allocations & Reasonable Alternatives**

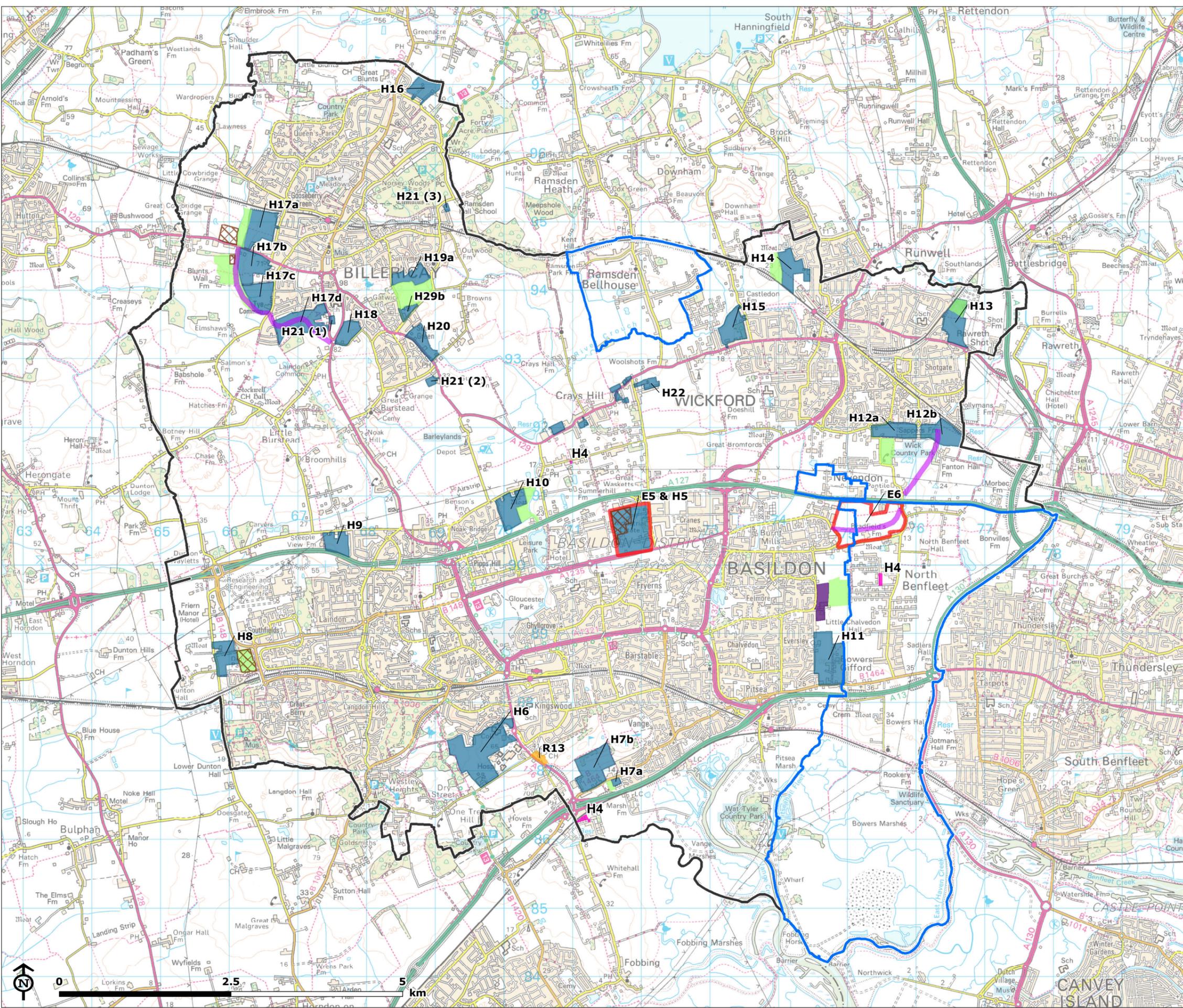
- Basildon Borough boundary
  - Preferred South West Billericay High Level Development Framework (Option 1)
  - Alternative South West Billericay Development Area (Option 2)
  - South West Billericay relief road option 1
  - South West Billericay relief road option 2 (see inset)
  - Strategic Open Space
- Allocation type**
- Housing site
  - Employment site
  - Mixed-use site
  - Hotel site
  - Alternative housing site
  - Alternative mixed-use site
  - Alternative employment site
  - Additional alternatives considered post Reg 18 consultation



Main Map Scale @ A3: 1:55,000

**Figure 1.4: Previously Appraised Proposed Submission Development Allocations**

-  Basildon Borough boundary
-  New road
-  Designated Neighbourhood Plan Areas
- Allocation type**
-  Employment
-  Housing
-  Retail
-  Strategic Open Space
-  Sports Pitch
-  Gypsy and Traveller Pitch and Travelling Showpeople Plot Provision (H4)
-  Community hub



Map Scale @ A3: 1:53,982.07

## Approach to the Appraisal of New Site Options

- 1.6 All new promoted site options have an appraisal matrix in **Appendix 1** of this SA Addendum. These appraisal matrices have been prepared using the SA Objective assumptions for housing development set out in Appendix 3 of the Publication Local Plan SA Report (October 2018).
- 1.7 Due to the fact that these new sites options have not been tied to specific site allocation policies, the judgements and scores reported in **Appendix 1** and summarised below in **Table 1.2** represent 'policy-off' effects, i.e. the effects of developing the promoted areas before consideration of the effects of appropriate mitigation and enhancement measures set out in relevant site allocation and development management policies.
- 1.8 The other reasonable site options subject to appraisal through the SA process have generally been appraised with consideration to the mitigation and enhancement measures set out in relevant Draft Local Plan site allocation and development management policies (see Appendix 4 of the Publication Local Plan SA Report (October 2018)). Therefore, in order for the new promoted site options to be appropriately compared against the other previously appraised site options, consideration is also given to the effects of relevant mitigation and enhancement measures set out in relevant Draft site allocation and development management policies in the summary below. This approach is consistent with how options were tested at the Draft Plan stage.

## Summary of the 'Policy-off' Effects of the New Site Options

- 1.9 **Table 1.2** summarises the 'policy-off' likely significant effects of the 18 omission sites that have not previously been promoted and tested through the SA process.
- 1.10 The summary below focusses on the sites with the potential to generate significant effects against the SA objectives. No significant effects were recorded against the remaining SA objectives 4, 5, 9, 11, 14, 15, 16, 17, 18 and 19.

### Potential Significant Adverse Effects

- 1.11 Eleven sites (OM3, OM4, OM5, OM9, OM11, OM12, OM13, OM15, OM20, OM27 and OM28) have the potential to generate significant negative effects against SA objective 1 (landscape, countryside and green spaces) because they are located in areas found to have no or very low capacity for development in the Council's landscape character and sensitivity studies and/or they contain existing public open space that could be lost to development (e.g. OM12). All effects were considered uncertain until such time as the detailed design, scale and layout of new development are known.
- 1.12 Thirteen sites (OM1, OM3, OM4, OM5, OM7, OM8, OM9, OM11, OM12, OM15, OM23, OM26 and OM27) have the potential to generate significant negative effects against SA objective 2 (cultural heritage) because they fall within areas considered to have historic landscapes and assets that are highly sensitive to change, as set out in Basildon Council's Historic Environment Characterisation report. Furthermore, in some cases the sites scored 'Red' in Essex County Council's Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough (2016). All effects were considered uncertain until such time as the detailed design, scale and layout of new development are known.
- 1.13 Seven sites (OM1, OM2, OM8, OM9, OM12, OM15 and OM23) have the potential to generate significant negative effects in relation to SA objective 3 (biodiversity) because they are either located within 2.5km of a SAC/SPA/Ramsar site (e.g. OM01 and OM13), within 1km of an SSSI (e.g. OM14 and OM21) or contain designated priority habitats/species alert areas and/or local wildlife sites.
- 1.14 Most sites (with the exceptions of OM5 and OM8) have the potential to generate significant negative effects on SA objective 12 (re-use of previously developed land and buildings) because they all contain Grade 3 agricultural land (moderate to good). All these effects were recorded as

uncertain because the location of the Borough's Best and Most Versatile Agricultural Land (i.e. Grade 3a as opposed to Grade 3b) within areas recorded as Grade 3 agricultural land is unknown.

- 1.15 Four sites (OM1, OM12, OM26 and OM27) have the potential to generate significant negative effects on SA objective 13 (flood risk) because they contain land that falls within flood zones 2 and 3 or significant areas of land susceptible to surface water flooding and/or groundwater flooding.

#### **Potential Significant Positive Effects**

- 1.16 One site, OM12, has the potential to generate a significant positive effects on SA objective 6 (education and social inclusion) and SA objective 7 (meeting housing need) due to its large size and capacity to deliver significant numbers of new affordable homes and additional facilities.
- 1.17 Six sites (OM1, OM8, OM12, OM13, OM20 and OM27) have the potential to generate significant positive effects against SA objective 8 (health and wellbeing) because they are located within close proximity to facilities that promote active lifestyles, such as public rights of way and formal open spaces and local healthcare services, such as GP surgeries and Basildon hospital.
- 1.18 Seven sites (OM4, OM6, OM8, OM11, OM15, OM27 and OM28) have the potential to generate significant positive effects on SA objective 10 (regeneration and renewal of disadvantaged areas) because they fall within areas considered to be below average on the indices of multiple deprivation, including the Barriers to Housing sub-domain index. As such, there is potential for development of these sites to help regenerate these areas and provided affordable homes, which are particularly needed in these locations.

**Table 1.2: Likely effects of the new omission sites prior to consideration of appropriate mitigation and enhancement measures**

	OM1	OM2	OM3	OM4	OM5	OM6	OM7	OM8	OM9	OM11	OM12	OM13	OM15	OM20	OM23	OM26	OM27	OM28
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough.	-/?	-/?	--/?	--/?	--/?	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	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.	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+
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	+	+
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	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	0	++	++

	OM1	OM2	OM3	OM4	OM5	OM6	OM7	OM8	OM9	OM11	OM12	OM13	OM15	OM20	OM23	OM26	OM27	OM28
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.	?	?	0	?	0	0	?	?	0	?	?	?	?	0	?	?	?	?
17. Adopt building and public realm designs which ensure the Borough is prepared for the effects of climate change.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
18. Reduce waste generation and increase the amount of waste which is recycled or re-used.	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations.	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	-/?	-/?	-/?	-/?

## Effects of Appropriate Mitigation and Enhancement Measures

- 1.19 Following the 'policy-off' appraisal of the new site options, this section considers the ameliorating effects of policies set out in Site Allocation and Development Management Policies in the Basildon Local Plan. This allows for an appropriate comparison between the residual effects of new site options and the other site options appraised in previous iterations of the SA (see Appendix 4 of the Publication Local Plan SA Report (October 2018)).
- 1.20 Site allocation policies within the Basildon Local Plan set out detailed and site specific requirements to minimise and mitigate effects on the environment, enhance positive effects on the environment and generate positive social and economic effects through the provision of new and improved local services, facilities and associated infrastructure. Notable examples include the provision of:
- New and improved local services, facilities and infrastructure.
  - Green infrastructure designed to conserve and enhance biodiversity and the historic environment, provide appropriate landscape buffers and screen sensitive views.
  - Sustainable drainage systems, to avoid and mitigate flood risk – both on site and downstream.
  - Sustainable transport measures, to improve the safety and variety of transport modes available to new residents and workers.
- 1.21 In addition, the Basildon Local Plan contains numerous development management policies setting out more general requirements for development to deliver mitigation and enhancement measures for specific environmental, social and economic issues. Notable examples include:
- Promoting Transport policies T1-T11.
  - Promoting Healthy Communities Policies HC1-HC11.
  - Meeting the Challenge of Climate Change and Flooding Policies CC1-CC7.
  - Conserving and Enhancing the Natural Environment Policies NE1-NE9.
  - Conserving and Enhancing the Historic Environment Policies HE1-HE5.
- 1.22 Together both the site allocation and development management policies are likely to affect the residual effects of the new site options, reducing the significance of the potential adverse effects recorded and increasing the significance of potential positive and negligible effects recorded in **Table 1.2**. The adverse effects of the new site options on most of the SA objectives, but notably SA Objective 1 (landscape, countryside and green spaces), SA objective 2 (cultural heritage), SA objective 3 (biodiversity) and SA objective 13 (flood risk), are likely to be avoided or reduced, although this is not certain. In addition, requirements for associated enhancement measures may result in positive effects on the SA objectives. The positive and negligible effects of the new site options on all the SA objectives, but notably SA objectives 6 (education and social inclusion), SA objective 7 (meeting housing need), 8 (health and wellbeing) and SA objective 10 (regeneration and renewal of disadvantaged areas), are likely to be improved upon.
- 1.23 The significance of these potential reductions, as well as the potential for positive effects, will depend on the detailed financial contributions, local provisions, design, scale and landscaping of each site. Therefore, the uncertainty attached to these effects is retained until the detailed planning application stage.
- 1.24 The likelihood of being able to avoid or mitigate the potential adverse effects recorded against SA objective 12 (re-use of previously developed land and buildings) is considered to be low due to the fact that the new site options all contain greenfield land.

## Comparison of Effects of Omission Sites with Sites Allocated in the Publication Local Plan

1.25 Taking into account the ameliorating effects of appropriate mitigation and enhancement measures set out in the Site Allocation and Development Management Policies, the following omission sites have the potential to result in fewer significant adverse effects than some of the sites allocated in the Basildon Local Plan (specifically site allocation policies H11, H15, H19 and H21<sup>1</sup>):

- Policy-off, OM2 has the potential to generate significant adverse effects against SA objective 2 (biodiversity) and 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against SA objective 2 could be avoided or reduced through mitigation with additional potential for minor positive effects associated with potential habitat enhancement. As stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings).
- Policy-off, OM6 has the potential to generate significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). As stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). In addition, the site option has the potential to generate significant positive effects against SA objective 10 (regeneration and renewal of disadvantaged areas).
- Policy-off, sites OM7 and OM26 have the potential to generate significant adverse effects against SA objective 3 (cultural heritage) and 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against SA objective 3 could be avoided or reduced through mitigation. However, this is not certain with respect to cultural heritage without detailed site specific assessment and policy safeguards. Also, as stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). In addition, site OM26 has the potential to generate significant adverse effects against SA objective 13 (flood risk). While there is generally potential to avoid or mitigate flood risk by not developing areas susceptible to flood risk, the extent of the area susceptible to surface water flooding and flood zones 2 and 3 within the site boundary suggests this is unlikely.
- Policy-off, OM8 has the potential to generate significant adverse effects against SA objective 2 (biodiversity) and 3 (cultural heritage). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against these objectives could be avoided or reduced through mitigation, and in the case of SA objectives 3 there is additional potential for minor positive effects associated with potential habitat enhancement. However, the scope for avoidance and mitigation is not certain with respect to cultural heritage without detailed site specific assessment and policy safeguards.
- Policy-off, sites OM13, OM20 and OM28 have the potential to generate significant adverse effects against SA objective 1 (landscape) and SA objective 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, this significant negative effect has the potential to be avoided or reduced through mitigation with additional potential for minor positive effects associated with potential landscaping enhancement. As stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse

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<sup>1</sup> Site allocation policies H15 and H21 have the potential to generate three significant negative effects and no significant effects against the SA objectives; Policy H19 has the potential to generate three significant negative effects and two significant positive effects; and Policy H11 has the potential to generate four significant negative effects and three significant positive effects.

effects against SA objective 12 (re-use of previously developed land and buildings). In addition, the site options OM13 and OM20 have the potential to generate significant positive effects against SA objective 8 (health and wellbeing). Site option OM10 has the potential to generate significant positive effects against SA objective 10 (regeneration and renewal of disadvantaged areas).

- 1.26 Given the relatively small size of site options OM2, OM6, OM7, OM8, OM20 and OM26, there is considered to be limited potential for these site options to generate significant positive effects against other SA objectives through the provision of new and improved services, facilities and infrastructure. Site options OM13 and OM28 are notably larger and therefore have greater potential to generate significant positive effects against SA objectives 6 (education), 8 (health and well being), 11 (facilities and services), 14 (climate change mitigation), 15 (pollution) and 19 (transport).
- 1.27 Given the relatively small size of the majority of the omission sites when compared to site allocation policies H11, H15 and H19, all but two of the omission sites would need to be allocated to deliver an equivalent number of homes. The two notable exceptions are omission sites OM13 and OM28 which are promoted to deliver up to 500 and 800 homes respectively. However, in both cases, land in these locations has already been allocated, so if these omission sites were allocated the number of additional homes being delivered would be notably lower once the homes already allocated in these locations is taken into account. The reasons for why all omission sites have not been selected for allocation within the Basildon Local Plan are set out in **Table 1.1** above.

## Conclusions

- 1.28 In light of the above mitigation and enhancement measures, the new site options tested are generally likely to generate similar effects to the sites allocated in the Basildon Local Plan. Some of the omission sites have fewer significant adverse effects than some of the allocated sites. However, these omission sites are relatively small scale, compared to the larger allocated sites that have a higher number of significant adverse effects. These omission sites do not have the capacity to deliver as many dwellings, nor to deliver the significant positive effects of the larger allocated sites, and most of the omission sites would need to be allocated to deliver the same number of homes as these larger allocated sites, resulting in similar total cumulative effects. The two larger omission sites are variations of land already allocated in the Local Plan.
- 1.29 Overall, the allocation of any of the new site options would not significantly affect the duration, scale and significance of effects generated by the Basildon Local Plan in isolation and in combination with other projects, plans and programmes.

# Appendix 1

## New Omission Site Option Appraisal Matrices

### Site option OM01 – Land at Shot Farm, Wickford

SA Objectives		OM01	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	-/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM01 falls within has medium capacity for development. Opportunities exist for medium or large scale development to the west of the site adjacent to the existing urban edge; however this does not include the land with OM01. The east side of the area is unsuitable for development due to the high visibility of the area from the A130 and the open, undeveloped character of the landscape. However, there is possibly opportunity for small scale infill development in Wickford Lawn if appropriately screened. Overall, a minor negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 7.1: Shot Farm. The surviving elements of the historic landscape and below ground deposits are considered to be highly sensitive to change. Two grade II listed buildings lie within the site option (Barn at Shot Farm to South West and Shot Farmhouse). Furthermore, the site option scored 'Green/Amber' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that a desk based assessment must be provided with a planning application and that master planning should include preservation of World War II pillboxes. Lastly, an archaeological evaluation will be needed post consent.</p> <p>Therefore, this site option is considered to have a significant adverse effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	Site option OM01 falls within 2.5km of Essex Estuaries SAC and Crouch & Roach Estuaries SPA and Ramsar. The site option is also located between 1km and 2km from Crouch & Roach Estuaries SSSI. Additionally, this site option is located within 100m of a BAP Priority Habitat (deciduous woodland), as well as containing a number of Protected Species Alert Areas. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to have a negligible effect on this

SA Objectives	OM01	Justification
		objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	+/?	The site option would provide a moderate amount of residential development, increasing demand for town centre uses, goods and services. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively moderate size of this site option, a minor positive effect is recorded 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 site is promoted for the delivery of between 400 and 450 dwellings. This equates to less than 5% of the total 19,500 needed. Therefore, site option OM01 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	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of a footpath, formal open spaces and a doctor's surgery. New local residents will be able to access these facilities and services as well as any new facilities included within the development. Therefore, overall, the site option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
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	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people	+	The site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. However, the entire site option is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site option has the

SA Objectives	OM01	Justification
live or work in the Borough		potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the north east of Wickford. It is within easy walking distance of a footpath, areas of open space, numerous bus stops, a doctor's surgery and Shotgate Local Centre. However, the site option is not within easy walking distance of a primary school. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site option contains land that falls within both flood zones 2 and 3. The site option also contains areas that are susceptible to surface water flooding and groundwater flooding. Overall, due to the presence of flood zones 2 and 3 within and directly adjacent to the site option, a significant adverse effect is recorded 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and	?	Almost the entire site option sits on top of an aquifer and within a Groundwater Vulnerability Zone. In addition, the River Crouch flows close to the northern edge of the site option, with a large proportion of

SA Objectives	OM01	Justification
achieve sustainable water resource management		its floodplain sitting within the site option. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM02 – Land at Potash Road, Billericay

SA Objectives		OM02	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	-/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM02 falls within has medium capacity for development, with limited opportunities for residential development. However, there is potential scope to absorb a few individual units or very small developments. The existing pattern and balance of rural character should not be affected by development. Overall, a minor negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		-/?	<p>This site option is located in HECZ 4.6: Land to the North East of Billericay. The historic characteristics of this rural landscape are sensitive to development change.</p> <p>This site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that a programme of archaeological investigation is also required post consent.</p> <p>Overall, a minor negative effect is likely. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	Site option OM02 is located between 1km and 2km of Norsey Wood SSSI. Additionally, the site option falls within a BAP Priority Habitat (deciduous woodland) and Protected Species Alert Area. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to be too small to have a notable effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development		0/?	The site option would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM02	Justification
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of this site option, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of approximately 40 homes. This equates to less than 1% of the total 19,500 homes likely to be needed over the plan period. A negligible effect is therefore likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a footpath, cycle route and a formal open space, the site option is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	The site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. However, the entire site option is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site option has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the north east of Billericay. It is within easy walking distance of a footpath, cycle route, areas of open space and bus stops. However, the site option is not within easy walking distance of a doctor's surgery or hospital, a school or a town and/or local centre. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.

SA Objectives	OM02	Justification
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	--/?	Almost the entire site option is designated as Grade 3 agricultural land, with the remainder designated as urban land. Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site option does not sit within flood zones 2 or 3 and is not susceptible to surface water flooding. Only a small proportion of the site is susceptible to ground water flooding (less than a third). However, some of the site falls within Critical Drainage Area BAS 3.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	The entire site option sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate such adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.

SA Objectives	OM02	Justification
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

### Site option OM03 – Land South of London Road, Wickford

SA Objectives		OM03	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	While the Revised Landscape Character and Green Belt Landscape Capacity Study states that there is some opportunity for small scale low density residential development on the west side of The Chase and in the south-east corner between Borwick Land and Toppersfield Avenue, the wider area is recorded as having no/very low capacity for development due to the importance of the area in preventing coalescence between Crays Hill and Wickford, as well as the strong character and condition of the landscape. Overall, a significant negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 5.4: Land West of Wickford. The below ground archaeological deposits and the structure of historic landscape are highly sensitive to change. Furthermore, the site option is located adjacent to the grade II listed Bell Farmhouse.</p> <p>The site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that a desk based assessment and heritage statement is required with any application.</p> <p>Overall, a significant adverse effect is likely. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM03 is located within 100m of three BAP Priority Habitats (deciduous woodland) and contains some Protected Species Alert Areas. Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related		+/?	The site option would provide a moderate amount of residential development that would make a moderate contribution to an increased demand for town centre uses, goods and services with positive effects on the local economy generally. This effect is uncertain until the details of the new development are known.

SA Objectives	OM03	Justification
commercial development		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of this site option, a minor positive effect is recorded 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 site option is promoted for the delivery of between 180 and 200 dwellings. This equates to roughly 1% of the total 19,500 needed over the plan period. A minor positive effect is therefore likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a footpath (which also runs through the site) and formal open spaces, the site option is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	The site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. However, the part of the site option is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site option has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and	-/?	This site option is located on the western edge of Wickford. It is within easy walking distance of a footpath (which also runs through the site), areas of open space, numerous bus stops, a primary school (Grange Primary School) and a secondary school (The Bromfords School). However, the site option is

SA Objectives	OM03	Justification
facilities		not within easy walking distance of a doctor's surgery or hospital. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	Approximately 30% of the land allocated within the draft policy is designated as Grade 3 agricultural land (moderate to good agricultural land). The rest is designated as urban land. However, almost all the land is greenfield land. Therefore, the development of this site could generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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	The site does not sit within flood zones 2 or 3 and is not susceptible to surface water or groundwater flooding. The site does not sit within a critical drainage area. Therefore the proposed development is likely to have a negligible 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars. The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution. This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource management	0	The site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone. Therefore, the site option is likely to have a negligible effect on this objective.
17. Adopt building and public	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain

SA Objectives	OM03	Justification
realm designs which ensure the Borough is prepared for the impacts of climate change		effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM04 – Land South of Dunton Road, Basildon

SA Objectives		OM04	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM04 falls within has low capacity for development. Opportunities for residential development are limited in this area without major change in character due to openness of the area to the A127 and the barrier this forms to associations with existing built development. A possible opportunity exists to extend residential development slightly to the west of Kings Road towards Steeple View Farm. However, OM4 is located to the west of this location. Therefore, overall, a significant negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 1.2: South of Little Burstead. The overall historic landscape pattern and landscape features are sensitive to change, as well as any below ground deposits. In addition the site option lies adjacent to the grade II listed Rose Cottage (Ivy Cottage). Significant development around the listed building would significantly alter its setting within the open countryside.</p> <p>The site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment specified that a programme of archaeological investigation will be required post consent.</p> <p>Overall, a significant negative effect is likely. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM04 lies directly adjacent to a Local Wildlife Site (Ba11 Poles Wood) and is located within 100m of a small number of BAP Priority Habitats (deciduous woodland). Overall, a minor adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living,		+/?	The site would provide a moderate amount of residential development that would make a moderate contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a minor positive effect is likely for this

SA Objectives	OM04	Justification
retail, leisure and related commercial development		objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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 site option is promoted for the delivery of up to 800 dwellings. This equates to less than 5% of the total 19,500 homes likely to be needed over the plan period. Overall, a minor positive effect is likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a small number of footpaths (one of which runs into the site) and formal open spaces, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.

SA Objectives	OM04	Justification
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is situated just outside of Basildon, to the north west. It is within easy walking distance of a small number of footpaths (one of which runs into the site), areas of open space and some bus stops. However, the site option is not within easy walking distance of a doctor's surgery or hospital, a primary school or local/town centres. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 western tip of this site falls within flood zone 2 and is surrounded by a slightly larger area of land susceptible to surface water flooding. Furthermore, a significant proportion of the site is a risk of groundwater flooding. Overall, due to the presence of flood zone 2 and other land susceptible to groundwater flooding, a minor negative effect is likely.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource	?	A very small proportion of the site sits on top of an aquifer. In addition, the River Crouch flows close to the north western corner of the site, with a very small proportion of its floodplain sitting within the site. Therefore, the construction of new development has the potential to pollute local water sources with

SA Objectives	OM04	Justification
management		minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM05 – The Paddocks, Billericay

SA Objectives		OM05	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM05 falls within has low capacity for development, with limited opportunity for residential development due to elevated and prominent slopes. However, there is potential for limited individual/very small scale development in a few enclosed sites. Areas of relative suitability for smaller scale development are off Southend Road, some way to the west of the site option. Overall, a significant negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 4.3: East and West of Coxes Farm. The historic characteristics of this rural landscape are highly sensitive to development change. Furthermore, the site option lies within close proximity of the grade II listed Coxes Farmhouse. Overall, a significant negative effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p> <p>The site was not assessed by ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016).</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM05 is located within 2km of two SSSIs (Norsey Wood and Mill Meadows). Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development		0/?	The site would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM05	Justification
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of between 12 and 15 dwellings. Taking the median sum of housing this equates to less than 1% of the total 19,500 needed. Therefore, site option OM05 is likely to have a negligible 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a small number of footpaths, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	0	This site option is not located within an area which is considered to be above average on the indices of multiple deprivation, including the 'barriers to housing' sub-domain index. Therefore, the potential of the site to regenerate and renew the area is negligible.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located just outside of Billericay, to the south east. It is within easy walking distance of a small number of footpaths, bus stops and a primary school (St Peter's Catholic Primary School). However, the site option is not within easy walking distance of a doctor's surgery or hospital. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.

SA Objectives	OM05	Justification
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 site contains two buildings and a swimming pool. It is entirely designated as urban land but a large proportion of the site is greenfield land. Therefore, the development of this site could generate minor adverse effects 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	-	The site does not sit within flood zones 2 or 3 and is not susceptible to significant surface water or groundwater flooding. Furthermore, the site does not sit within a critical drainage area. Therefore a negligible effect is recorded against 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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	0	The site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone. Therefore, the site option is likely to have a negligible effect on this objective.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.

SA Objectives	OM05	Justification
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM06 – Land at Winifred Cottage and Burwood Works

SA Objectives		OM06	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	0/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM06 falls within has medium capacity for development. There is an opportunity for small to medium scale residential development within North Benfleet plotlands and to the south of the site option, to the north of Little Chalvedon Hall (between Osborne Road and Homestead Road) if development incorporates open space and is appropriately screened with planting so quality and character of the landscape is maintained. Therefore a negligible effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		-/?	This site option is located in HECZ 10.1: North Benfleet. The historic field pattern, character of the plotlands and moated sites within this area are considered to be sensitive to change. Overall, a minor negative effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.  The site was not assessed by ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016).
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM06 is located adjacent to a BAP Priority Habitat (deciduous woodland) and contains a small number of Protected Species Alert Areas. Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development		0/?	The site would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM06	Justification
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of between 6 and 10 dwellings. Taking the median sum of housing this equates to less than 1% of the total 19,500 needed. Therefore, site option OM06 is likely to have a negligible 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a footpath and formal open spaces, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and	-/?	This site option is located in North Benfleet. It is within easy walking distance of a small number of footpaths, areas of open space and a bus stop. However, the site option is not within easy walking distance of a doctor's surgery or hospital, a primary school or a local/town centre. Therefore, overall,

SA Objectives	OM06	Justification
facilities		this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site does not sit within flood zones 2 or 3 and is not susceptible to surface water or groundwater flooding; however, the site sits on top of Critical Drainage Area BAS16.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource management	0	The site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone. Therefore, the site option is likely to have a negligible effect on this objective.
17. Adopt building and public realm designs which ensure the	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain

SA Objectives	OM06	Justification
Borough is prepared for the impacts of climate change		effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM07 – Land at 286 London Road, Wickford

SA Objectives		OM07	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	0/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM07 falls within has high capacity for development. There is an opportunity for residential development to be in-filled within the existing plotlands area. Landscape mitigation measures required to ensure visual amenity of existing properties is not affected. The field adjacent to Church Road and surrounding Woolshot Farm is unsuitable for development due to the important role it plays in the sense of separation between Ramsden Bellhouse and Wickford; however, this area lies to the west of the site. Overall, a negligible effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 5.2: Ramsden Bellhouse and West Wickford. According to the Historic Environment Characterisation Report, the area has below ground archaeological deposits, field patterns and plotland layouts which are highly sensitive to change.</p> <p>The site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment specifies that a programme of archaeological and palaeo-environmental investigation is required post consent.</p> <p>Overall, a significant adverse effect is likely. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM07 is located within 100m of a BAP Priority Habitat (no main habitats but additional habitats), and contains a small number of Protected Species Alert Areas. Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living,		0/?	The site would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM07	Justification
retail, leisure and related commercial development		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of approximately 30 dwellings. This equates to less than 1% of the total 19,500 needed. Therefore, site option OM07 is likely to have a negligible 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a footpath and formal open spaces, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	The site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. However, the entire site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and	-/?	This site option is located on the western edge of Wickford. It is within easy walking distance of a footpath, areas of open space and bus stops. However, the site option is not within easy walking

SA Objectives	OM07	Justification
facilities		distance of a doctor's surgery or hospital, a primary school or a local/town centre. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	A small part of this site is designated as Grade 3 agricultural land. Whilst the majority of the site is designated as urban land, it is greenfield land. Therefore, the development of this site could generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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	The site does not sit within flood zones 2 or 3. While a small proportion of the site is susceptible to surface water flooding this is a relatively small proportion of the site. Therefore a negligible effect is recorded.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars. The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution. This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource management	?	The site is located adjacent to a Groundwater Vulnerability Zone. Additionally, the River Crouch flows close to the northern edge of the site. Construction of new development could potentially pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain

SA Objectives	OM07	Justification
realm designs which ensure the Borough is prepared for the impacts of climate change		effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM08 – Anglian Water Site on Dry Street, Basildon

SA Objectives		OM08	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	-/?	The land is designated as Green Belt; however it has not been assessed in Revised Landscape Character and Green Belt Landscape Capacity Study. Currently, the site is open and undeveloped with limited urbanising influences. Therefore, overall, a minor negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 11.2: One Tree Hill. According to the Historic Environment Characterisation Report, the landscape and below ground deposits in the area of the site option are highly sensitive to development and change. The grade II listed Dry Street Farmhouse is located approximately 230m to the south of the site option. Overall, a significant adverse effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p> <p>The site was not assessed by ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016).</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	Site option OM08 is located within 2km of Basildon Meadows SSSI. The site option contains three BAP Priority Habitats (deciduous woodland and traditional orchard) and falls within a Local Wildlife Site (Ba24 Dry Street Pastures). The site option also contains a small number of Protected Species Alert Areas. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related		0/?	The site would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM08	Justification
commercial development		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of approximately 45 dwellings. This equates to less than 1% of the total 19,500 needed. Therefore, site option OM08 is likely to have a negligible 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	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of footpaths, a formal open space and Basildon Hospital. New local residents will be able to access these facilities and services as well as any new facilities. Therefore, overall, the site option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
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	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and	-/?	This site option is located to the south of Basildon. It is within easy walking distance of footpaths, areas

SA Objectives	OM08	Justification
enhance local services and facilities		of open space, Basildon Hospital and bus stops. However, the site option is not within easy walking distance of a primary school and local/town centres. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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 entire site is designated as urban land. However, all the land within the site is greenfield land. Therefore, the development of this site will generate minor adverse effects 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	-	The site does not sit within flood zones 2 or 3; however, the site sits on top of Critical Drainage Area BAS12 and contains areas susceptible to surface water flooding. Overall, a minor negative effect is likely.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	Almost the entire site sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.

SA Objectives	OM08	Justification
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM09 – Land to the South of Basildon Zoo, London Road, Basildon

SA Objectives		OM09	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM09 falls within has no/very low capacity for development. There is, however, a potential opportunity for a small amount of residential off London Road into the pastures to the east or extending the Vange residential area to the west of Brickfield Drive. In both these locations space is limited as adverse impacts on the elevated landform and setting of the listed All Saints church should be avoided as this still retains a 'semi-rural' setting. It is therefore considered that development to the west of the church could have a significant negative effect is on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 11.2: One Tree Hill. According to the Historic Environment Characterisation Report, the landscape and below ground deposits in this site option are highly sensitive to development and change. The site option is located within close proximity to the grade II* listed Church of All Saints, as well as the grade II listed Five Bell Inn.</p> <p>The site option scored 'Green/Amber' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment specifies that any planning application should be accompanied by a desk based assessment and possible evaluation. Master planning will also need to take into account the setting and location of the church.</p> <p>Overall, a significant adverse effect is likely. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	<p>Site option OM09 is located within 2km of three SSSIs (Basildon Meadows, Vange &amp; Fobbing Marshes, and Pitsea Marshes), two of which are located within 1km of the site option. The site option contains a Local Wildlife Site (Ba34 All Saints Grassland) and a small number of Protected Species Alert Areas, as well as being located within 100m of a small number of BAP Priority Habitats (deciduous woodland).</p> <p>Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.</p>
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	<p>New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this</p>

SA Objectives	OM09	Justification
		objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	0/?	The site would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of residential development; however no estimate is provided as to the sites capacity to accommodate residential development. The land to the east of All Saints Church has been promoted and appraised as a site option to accommodate 30 dwellings (alternative to Draft Policy H9). Given this site option is of a similar size and location to this alternative to Draft Policy H9, a 30 dwelling capacity for OM09 is considered appropriate. This equates to less than 1% of the total 19,500 needed. Therefore, site option OM09 is likely to have a negligible 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of footpaths and formal open spaces, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people	0	This site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the site to regenerate and renew the area is negligible.

SA Objectives	OM09	Justification
live or work in the Borough		
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the south of Basildon. It is within easy walking distance of footpaths, areas of open space, a primary school (Vange Primary School and Nursery) and bus stops. However, the site option is not within easy walking distance of a doctor's surgery or hospital. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site does not sit within flood zones 2 or 3 and is not susceptible to significant surface water or groundwater flooding. The site does not sit within a critical drainage area. Therefore a negligible effect is recorded against 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource	0	The site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone. Therefore, the site option is likely to have a negligible effect on this objective.

SA Objectives	OM09	Justification
management		
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM11 – Lynton Kennels, Brentwood

SA Objectives		OM11	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM11 falls within has low capacity for development due to its open views of the surrounding countryside. While there are limited opportunities for residential development, the Study notes relatively poor condition of the land in this area and the opportunity for development to improve it as part of a co-ordinated western extension to Basildon. However, overall, due to the sensitivity of the area a significant adverse effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 8.1: Langdon Hills and west of Laindon. The rural landscape within this area is highly sensitive to development and change. The Grade II listed Dunton Hall and Church of St Mary sit within close proximity to the site directly to the west.</p> <p>This site option scored 'Amber/Red' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough (2016)'. The assessment states that any planning application should be accompanied by a desk based assessment and heritage statement and a programme of archaeological evaluation. Master-planning will need to take into account the sensitivity of the western side of the allocation and retain this as an open or managed landscape. Although this site option does not fall within this portion of the site, its proximity to it does suggest a degree of sensitivity.</p> <p>Therefore, this site option is considered to have a significant adverse effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM11 is located adjacent to BAP Priority Habitats (deciduous woodland) and contains a Protected Species Alert Area. Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town		+/?	The site option would provide a moderate amount of residential development that would make a

SA Objectives	OM11	Justification
Centres are promoted as sustainable locations for living, retail, leisure and related commercial development		moderate contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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 site option is promoted for the delivery of approximately 300 dwellings, which equates to less than 5% of the total 19,500 homes likely to be needed over the plan period. Overall, a minor positive effect is likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of footpaths and formal open spaces, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and

SA Objectives	OM11	Justification
		affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the west of Basildon. It is within easy walking distance of a footpath, cycle route and areas of open space. However, it is not within easy walking distance of a doctor's surgery or hospital, a primary school or a town and/or local centre. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring	-	Although the site does not sit within flood zones 2 or 3, a critical drainage area and is not significantly susceptible to groundwater flooding, approximately one third of the site is susceptible to surface water flooding. Therefore, a minor negative effect is likely.
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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is in close proximity to a poor range of planned and existing local services and facilities and is not located close to sustainable transport. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource	?	A large proportion of the site option sits on top of an aquifer. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction

SA Objectives	OM11	Justification
management		practices should mitigate adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities and is no located close to sustainable transport. Therefore, overall, this site option is likely to have a significant adverse effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

### Site option OM12 – Larger extent of land at H12 (Land South of Wickford)

SA Objectives		OM12	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	This site option falls within three areas assessed in the Revised Landscape Character and Green Belt Landscape Capacity Study, two of which have medium capacity for development and the other which has a high capacity for development. In the area which has a high capacity for development, opportunities exist for residential development on the fields north of The Wick Country Park, which would form a natural extension to the southern edge of Wickford. According to the Study, development would not compromise the effectiveness of strategic green corridors or the separation between Wickford and Basildon. In the two areas that have a medium capacity for development are located further south where the strategic gap between Basildon and Wickford is more sensitive. Although the study acknowledges that these areas have some opportunity for small scale low density residential development on some plots, the scale of development proposed in this site option is considered to have a significant negative effect on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		A small part of this site option is currently made up of the Wick Open Space, which may be lost in the redevelopment of the site. However, given the relatively small proportion of the site that falls within the site and its location at the edges of the site option this is considered to be highly unlikely and a negligible effect is therefore recorded likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 10.2: North and west of North Benfleet. The settlement pattern, World War II defences, and below-ground archaeology in this area are highly sensitive to change.</p> <p>This site option partially contains an area of archaeological finds. The site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016), requiring a desk based assessment as part of the planning application. Furthermore, masterplanning will need to include preservation of World War II pillboxes. It is also possible that trial trenching may be required to support the planning application.</p> <p>Overall, a significant adverse effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	This site option is located between 5km of Essex Estuaries (SAC) and Crouch & Roach Estuaries SPA and Ramsar. In addition, the site contains an area of deciduous woodland designated as a BAP priority habitat, as well as land designated as a Species Alert Area. The site is also within 100m of The Wick Country Park Local Wildlife Site and another area of deciduous woodland designated as a BAP Priority Habitat. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the

SA Objectives	OM12	Justification
prosperity and economic growth to stimulate economic regeneration		development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	+/?	This alternative option would provide a significant amount of residential development, increasing demand for town centre uses, goods and services. It's likely that a development of this size would provide essential community facilities and services; however, it is unlikely that these facilities would compete significantly with neighbouring town centre uses. Overall, a minor positive effect is likely for all options against this objective. This effect is uncertain until the details of the allocation are finalised.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	++	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. However, given the relatively large size of this alternative option, a significant positive effect is recorded.
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 site option is being promoted for the delivery of up to 1,400 dwellings. This equates to over 5% of the total 19,500 homes likely to be needed over the plan period. This site option is therefore 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	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of a number of footpaths (including one which bisects the site), formal open spaces and a GP surgery. Wick Country Park is also located directly to the south of the site. A small part of the site is currently made-up of the Wick Open Space, which may be lost in the redevelopment of the site with adverse effects against this objective. However, given the relatively small proportion of the site that falls within the open space and its location at the edges of the site option this is considered to be highly unlikely. New local residents will be able to access these facilities and services as well as any new facilities. Therefore, overall, the site option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community

SA Objectives	OM12	Justification
them and where crime is reduced		organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	This site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. The site option is, however, partially located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site option has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	+/?	This site option is located south of Wickford. A railway line is located to the north east of the site, which is likely to pose a barrier for pedestrian access to facilities to the north east; however, the majority of facilities in close proximity are to the north and north west. The site is within easy walking distance of a number of footpaths (including one which bisects the site), several bus stops, open space, Silvia Island Way local centre, two primary schools and a GP. Wick Country Park is located partly within the site. However, given the relatively small proportion of the site that falls within the site and its location at the edges of the site option this is considered to be highly unlikely and a negligible effect is therefore recorded likely. Therefore, overall, this allocation is likely to have a mixed significant positive and minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
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	--/?	All the land allocated within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of the site will generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 small proportion of this site option falls within flood zones 2 and 3. The flood zones are also surrounded by larger areas susceptible to surface water flooding. Overall, due to the presence of flood zones 2 and 3 within and directly adjacent to the site option, a significant adverse effect is recorded 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	+/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  This site option is located within easy walking distance of a good range of existing and planned local facilities and services. The potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, the site option is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and the potential to

SA Objectives	OM12	Justification
energy needs to reduce the reliance on fossil fuels		expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	+/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is located within easy walking distance of a good range of existing and planned local facilities and services. The potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this alternative option is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	A watercourse runs through the site and Wick Country Park, which lies adjacent to the site, contains a water body. Furthermore, the site lies on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	+/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>This site option is located within easy walking distance of a good range of existing and planned local facilities and services. The potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>

### Site option OM13 – Land at Kingsmans Farm, Billericay

SA Objectives		OM13	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM13 falls within has no/very low capacity for development. There are no opportunities for large scale development as the area is slightly isolated from the main part of Billericay and any development would intrude on the open views from the west. However, the study does state that there is some opportunity to extend residential development from Tye Common Road to the west if an open space buffer is created to soften the already intrusive urban edge and there could be the opportunity to develop in the fields to the north, making associations with existing development in Havering's Grove and along London Road, utilising the strong tree belts on property boundaries. Overall, a significant adverse effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		-/?	This site option is located in HECZ 1.3: West of Billericay. According to the Historic Environment Characterisation Report, the landscape and below ground deposits in this site option are sensitive to change. The site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough (2016). The assessment states that a programme or archaeological investigation will be required post consent.  Therefore, this site option is considered to have a minor adverse effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM13 is located within 2.5km of Norsey Wood SSSI and Mill Meadows SSSI. Furthermore, the site contains two Protected Species Alert Areas. Overall, a minor negative effect is likely. Negative effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as		+/?	The site option would provide a moderate amount of residential development that would make a moderate contribution to an increased demand for town centre uses, goods and services; however, it is

SA Objectives	OM13	Justification
sustainable locations for living, retail, leisure and related commercial development		not considered to be enough to generate a positive effect. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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 site is promoted for the delivery of approximately 500 residential dwellings, which equates to less than 5% of the total 19,500 homes likely to be needed over the plan period. Overall, a minor positive effect is likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of two footpaths formal open spaces and Mayflower Community Hospital. New local residents will be able to access these facilities and services as well as any new facilities. Therefore, overall, the option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
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	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	The site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the allocation to regenerate and renew the area is negligible. However, part of the site option is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the site option has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes. Overall, a minor positive effect is expected on this objective.
11. Improve accessibility to and	+/?	This site option is located to the south west of Billericay. It is within easy walking distance of two

SA Objectives	OM13	Justification
enhance local services and facilities		footpaths, several bus stops, open space, Mayflower Community Hospital, a primary school (Quilters Junior School) and Western Road Local Centre. Therefore, overall, this site option is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site option does not sit within flood zones 2 or 3. However, the site contains some areas susceptible to surface water flooding. These areas cover approximately one third of the sites total area. Therefore, a minor negative effect is recorded against 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	+/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  This site is located within easy walking distance of a good range of existing and planned local facilities and services. Therefore, overall, site option OM13 is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	+/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.  This site option is located within easy walking distance of a good range of existing and planned local facilities and services. Therefore, overall, this site option is likely to have a minor positive effect on this objective with some uncertainty due to a lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource management	?	A watercourse runs along the edge of this site as well as within it. Furthermore, the site sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.

SA Objectives	OM13	Justification
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	+/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is located within easy walking distance of a good range of existing and planned local facilities and services. Therefore, overall, this site option is likely to have a minor positive effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM15 – Land off Outwood Farm Road, Billericay

SA Objectives		OM15	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM15 falls within has medium capacity for development, although there are limited opportunities for residential development due to the rural character of the countryside and its existing soft interface with the urban edge of Billericay . The Outline Landscape Study of Potential Strategic Development Sites states that there is no potential for development. Therefore, this alternative allocation is likely to have a significant negative effect on this part of the objective. Overall, a significant negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 4.3: East and West of Coxes Farm Road. The land within and around the site has medium capacity for development, but limited opportunity for residential development due to the rural character of the countryside and its existing soft interface with the urban edge of Billericay. The historic characteristics of this rural landscape are highly sensitive to development change on the scale proposed within this site option. This option is within 500m of a different Grade II listed farm building (Oak Hill Farm); however, this building is within more open countryside and is not likely to be as significantly affected by development within the site. In addition, the site lies within 500m of the multi-period Scheduled Monument at Norsey Wood; however, a significant amount of residential housing sits between the site and the monument. While its development is not considered to have a significant effect on the setting of the built heritage within the immediate vicinity the adverse effects on the wider historic landscape are considered to be significant.</p> <p>The land within the site option also scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). According to the assessment, a programme of archaeological investigation is required post consent. Overall, this site option is considered to have a significant adverse effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	Site option OM15 is located within 1km of two SSSIs (Norsey Wood and Mill Meadows. The site contains an area of deciduous woodland designated as a BAP Priority Habitat and some Protected Species Alert Areas. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.

SA Objectives	OM15	Justification
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration	0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	+/?	The site option would provide a moderate amount of residential development that would make a moderate contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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 site is promoted for the delivery of approximately 430 dwellings, which equates to less than 5% of the total 19,500 homes likely to be needed over the plan period. Overall, a minor positive effect is likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of footpaths (including one which runs through the site) and formal open space, the site option is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.

SA Objectives	OM15	Justification
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is partially located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is also located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the east of Billericay. It is within easy walking distance of footpaths (including one which bisects the site), open space, several bus stops, a primary school (Sunnymede Infant/Primary School) and Morris Avenue Local Centre. However, it is not within easy walking distance of health facilities or a secondary school. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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 vast majority of the site option is designated as Grade 3 agricultural land, with the remainder designated as urban land. Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site does not sit within flood zones 2 or 3. While the area contains land susceptible to surface water flooding, this represents a relatively small proportion of the site. The site does not lie within a critical drainage area; however, over one third of the site is susceptible to groundwater flooding. Therefore a minor negative effect is recorded against 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise	-/?	The close proximity of site options to local community services and facilities and sustainable transport

SA Objectives	OM15	Justification
pollution and improve their respective quality through direct action or mitigation measures		<p>infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	<p>A watercourse runs through the site. Furthermore, the site sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	<p>Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.</p>
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	<p>Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain 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>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>

## Site option OM20 – Land North of Wash Road, Basildon

SA Objectives		OM20	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM20 falls within has no/very low capacity for development. There are no opportunities for development in this area because it would compromise the separation between Basildon and Noak Hill. The area provides part of a green corridor along the Crouch Valley. Overall, a significant adverse effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		-/?	<p>This site option is located in HECZ 1.2: South of Little Burstead. The overall historic landscape pattern and landscape features are sensitive to change and any below ground archaeological deposits will also be sensitive. The site also lies adjacent to Noak Bridge Conservation Area.</p> <p>This site option scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that a programme of archaeological investigation must take place post consent.</p> <p>Overall, a minor adverse effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	This site option contains a Protected Species Alert Area. Overall, a minor negative effect is likely. Negative effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related		0/?	The site option would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM20	Justification
commercial development		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option could deliver between 100 and 150 residential dwellings. Taking the median sum of housing this equates to less than 1% of the total 19,500 needed. A negligible effect is therefore likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of footpaths (two of which run through the site), a cycle route, formal open space and a GP surgery. New local residents will be able to access these facilities and services as well as any new facilities. Therefore, overall, the site option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
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	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	+	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. However, the site is not located within an area considered to be deprived under the Barriers to Housing sub-domain index. Overall, a minor positive effect is expected.
11. Improve accessibility to and enhance local services and	-/?	This site option is located on the northern edge of Basildon. It is within easy walking distance of footpaths (two of which run through the site), a cycle route, bus stops, a GP, areas of open space and a primary school (Noak Bridge Primary School). However, it is not within easy walking distance of a town

SA Objectives	OM20	Justification
facilities		and/or local centre or a secondary school. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	Almost the entire site option is designated as Grade 3 agricultural land, with the remainder designated as urban land. Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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	The site does not sit within flood zones 2 or 3; however, the site contains a small area susceptible to surface water flooding. However, this is a relatively small proportion of the site. The site does not sit within a critical drainage area. Therefore, a negligible effect is recorded against 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars. The site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution. This site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
16. Improve water efficiency and achieve sustainable water resource management	0	The site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone. Therefore, the site option is likely to have a negligible effect on this objective.

SA Objectives	OM20	Justification
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>This site option is located within close proximity of a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

### Site option OM23 – Land South of Outwood Farm Road, Billericay

SA Objectives		OM23	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	-/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM21 falls within has low capacity for development. There are limited opportunities for residential development due to elevated and prominent slopes. There is however potential for limited individual/very small scale development in a few enclosed sites. Overall, a minor negative effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 4.3: East and West of Coxes Farm Road. The rural landscape within this area is highly sensitive to development and change. The Grade II listed Oak Hill Farm Barn is located roughly 250m to the east of the site. Overall, a significant negative effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.</p> <p>The site was not assessed by ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016).</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		--/?	Site option OM21 is located within 1km of Mill meadows SSSI and within 2km of Norsey Wood SSSI. The site also partially contains two Protected Species Alert Areas. Overall, a significant adverse effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related		0/?	The site option would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM23	Justification
commercial development		
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of these site options, a minor positive effect is recorded 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	0	The site option is promoted for the delivery of residential development; however no estimate is provided as to the sites capacity to accommodate residential development. However, site H19b to the west has been appraised as a site to accommodate 100 dwellings. Given this site option is of a similar size and location to H19b, a 100 dwelling capacity for OM23 is considered appropriate. This equates to less than 1% of the total 19,500 needed. Therefore, site option OM23 is likely to have a negligible 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of a footpath and formal open space, the site option is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	0	This site option is not located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the potential of the site to regenerate and renew the area is negligible.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located south east of Billericay. It is within easy walking distance of a footpath, some bus stops, areas of open space, a primary school (Sunnymede Infant/Junior School). However, it is not within easy walking distance of a doctor's surgery or hospital. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of

SA Objectives	OM23	Justification
		information about capacity and potential to expand services and facilities if required.
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	-/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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	This site option is not located within flood zones 2 or 3 and is not significantly susceptible to surface water or groundwater flooding. Furthermore, the site does not sit within a Critical Drainage Area. Therefore a negligible effect is recorded against 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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required</p>
16. Improve water efficiency and achieve sustainable water resource management	?	A large proportion of the site option sits on top of an aquifer. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain

SA Objectives	OM23	Justification
realm designs which ensure the Borough is prepared for the impacts of climate change		effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>This site option is located within close proximity of a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM26 – Land at Castledon Road, Wickford

SA Objectives		OM26	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	-/?	The Revised Landscape Character and Green Belt Landscape Capacity Study states that the area in which site option OM26 falls within has low capacity for development. According to the Study, there is an opportunity for small scale, low density residential development within vacant plots in New House Farm/Castledon Road Plotlands if the existing mature vegetation is retained as screening. The remainder of the area is not suitable for development due to the strategic importance of preventing coalescence between Wickford and Ramsden Bellhouse, as well as the rural character of the area. Overall, a minor negative effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	This site option is located in HECZ 5.2: Ramsden Bellhouse and West Wickford. The below ground deposits, field pattern and plotland layout are highly sensitive to change. Therefore, a significant negative effect is expected. Such an effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.  The site was not assessed by ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016).
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	This site option contains some Protected Species Alert Areas and is also located within 100m of a Local Wildlife Site (Wickford Riverside) and areas of deciduous woodland designated as a BAP Priority Habitat. Overall, a minor negative effect is likely. Negative effects are however uncertain until such time as the detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration		0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development		0/?	The site option would provide a small amount of residential development that would make a small contribution to an increased demand for town centre uses, goods and services; however, it is not considered to be enough to generate a positive effect. Therefore, a negligible effect is likely for this objective. This effect is uncertain until the details of the new development are known.

SA Objectives	OM26	Justification
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively small size of this site option, a minor positive effect is recorded 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	0	This site is promoted for the delivery of around 75 dwellings. This equates to less than 1% of the total 19,500 homes likely to be needed over the plan period. A negligible effect is therefore likely.
8. Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. While the site option is within easy walking distance of footpaths and an area of open space, it is not within easy walking distance of existing local health facilities. Therefore, overall, the site option is only likely to have a minor positive effect on this objective. This effect is uncertain due to a lack of information about capacity and the potential to expand existing services and facilities if 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	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	0	This site option is not located within an area which is considered to be above average on the indices of multiple deprivation, including the 'barriers to housing' sub-domain index. Therefore, the potential of the site to regenerate and renew the area is negligible.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the north west of Wickford. It is within easy walking distance of a footpath and area of open space. However, the site option is not within easy walking distance of a doctor's surgery or hospital, a school or a town and/or local centre. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
12. Improve efficiency of land use,	--/?	The vast majority of the site option is designated as Grade 3 agricultural land, with the remainder designated as urban land. Therefore, the development of this site option would generate significant

SA Objectives	OM26	Justification
through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings		adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
13. Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring	--	Although the site does not sit within a critical drainage area, almost all the land within the site is susceptible to surface water flooding, the southern half of the site falls within Flood Zone 2 and the southern edge of the site falls within Flood Zone 3. Therefore a significant negative effect is recorded against 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 close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Furthermore, the potential exists for existing footpaths to be lost in the redevelopment of the site with adverse effects against this objective. However, the services which will be provided are likely to replace these. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	The River Crouch runs along the southern edge of this site, whilst a couple of brooks run along the eastern and western edges, respectively. The site option also sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate such adverse effects.
17. Adopt building and public realm designs which ensure the	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain

SA Objectives	OM26	Justification
Borough is prepared for the impacts of climate change		effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>This site option is located within close proximity of a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM27 – North Benfleet Hall Farm, Basildon

SA Objectives		OM27	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	This site option falls within two areas appraised in the Revised Landscape Character and Green Belt Landscape Capacity Study: 51A and 51B. 51A has a medium capacity for development, with the opportunity for a narrow belt of small scale low density residential development adjacent to Pound Lane (between Clifton Road and Cat Tree Lane) if implemented with appropriate landscape measures to screen development in views from the east. This area covers the lower third of the proposed development site. Furthermore, the Outline Landscape Study of Potential Strategic Development Sites identifies potential for 70 dwellings. The remainder of the area to the north is unsuitable for development due to the significance of the area in creating a strategic gap between Thundersley, Basildon and Wickford. Therefore, overall, a significant adverse effect is likely on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		--/?	<p>This site option is located in HECZ 10.2: North and west of North Benfleet. The settlement pattern, World War II defences and below-ground archaeology in this area are highly sensitive to change. A grade II* listed building (Church of All Saints) lies within close proximity of the site, as well as four grade II listed buildings.</p> <p>The site contains two archaeological priority areas and scored 'Amber/Red' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that any planning application should be accompanied by a Heritage Statement for the church/hall complex directly to the east of the promoted site, as well as a desk based assessment and possible evaluation. Furthermore, master planning will need to take into account the setting and location of the church and its associated monuments.</p> <p>Therefore, this site option is considered to have a significant adverse effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM27 falls within 5km of Essex Estuaries SAC, Crouch & Roach Estuaries SPA and Ramsar, and Benfleet and Southend Marshes Ramsar. Additionally, this site option is located within 100m of a number of BAP Priority Habitats (deciduous woodland and traditional orchard), as well as containing a number of Protected Species Alert Areas. Overall, a minor negative effect is likely. Adverse effects are however uncertain until such time as the detailed design, scale and layout of development are known.

SA Objectives	OM27	Justification
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration	0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	+/?	The site option would provide a moderate amount of residential development, increasing demand for town centre uses, goods and services. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively moderate size of this site option, a minor positive effect is recorded 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 site is promoted for the delivery of up to 850 dwellings. This equates to less than 5% of the total 19,500 needed. Therefore, site option OM27 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	++/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of public rights of way, an area of open space and St Andrew's healthcare facility. New local residents will be able to access these facilities and services as well as any new facilities included within the development. Therefore, overall, the site option is likely to have a significant positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
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	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.

SA Objectives	OM27	Justification
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is wholly located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located to the north east of North Benfleet. It is within easy walking distance of footpaths, an area of open space, some bus stops and St Andrew's healthcare facility. However, the site option is not within easy walking distance of a primary or secondary school or local/town centre. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site option contains land that falls within both flood zones 2 and 3. The site option also contains areas that are susceptible to surface water flooding. Overall, due to the presence of flood zones 2 and 3 within and directly adjacent to the site option, a significant adverse effect is recorded 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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.
15. Reduce air, land and noise	-/?	The close proximity of site options to local community services and facilities and sustainable transport

SA Objectives	OM27	Justification
pollution and improve their respective quality through direct action or mitigation measures		<p>infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	A very small proportion of the site option sits on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.
19. Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations	-/?	<p>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>

## Site option OM28 – Larger extent of land at H11, East Basildon

SA Objectives		OM28	Justification
1. Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough	A – Potential impact of development on natural and urban landscapes	--/?	This site option falls within two areas appraised in the Revised Landscape Character and Green Belt Landscape Capacity Study: 53A and 53B. 53A has a medium capacity for development whereby opportunity exists for small to medium scale residential development within the North Benfleet plotlands and to the north of Little Chalvedon Hall (between Osborne Road and Homestad Road). That is if development incorporates open space and is appropriately screened with planting so quality and character of the landscape is maintained. 53B has a low capacity for development in that there is an opportunity for limited small scale infill development between Eversley Road and Ilfracombe Road if implemented with appropriate landscape measures; however this area is located to the south of the promoted site. Therefore, overall, despite half of the area being promoted for development having capacity for small to medium scale development, the fact that the other half of the promoted site has a low capacity for development highlights the potential for significant adverse effects on this part of the objective. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
	B - Potential impact of development on green spaces		The site option does not contain existing formal open green spaces. Therefore a negligible effect is likely. Such an effect is uncertain until such time as the detailed design, scale and layout of the new development are known.
2. Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough		-/?	<p>This site option is located in HECZ 10.1: North Benfleet. The historic field pattern, character of the plotlands and moated sites within this area are considered to be sensitive to change. The only designated heritage asset within the vicinity (within 500m) of the promoted site option is the Grade II listed Great Clavedon Hall; however, this heritage asset sits well within the urban edge of Basildon and development further to the east is not considered to adversely affect its setting.</p> <p>The site falls within areas that scored 'Green' in ECC's 'Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon Borough' (2016). The assessment states that master planning should include the preservation of World War II pillboxes and that a programme of archaeological investigation and archaeological trial trenching should take place post consent.</p> <p>Therefore, this site option is considered to have a minor negative effect on the historic character of this part of the Borough. Such effects are uncertain until such time as the detailed design, scale and layout of the new development are known.</p>
3. Protect, conserve and enhance the Borough's biodiversity and the habitats which support it		-/?	Site option OM28 falls within 5km of Benfleet and Southend Marshes SPA and Ramsar, and within 2km of Pitsea Marsh SSSI. Additionally, the site is located within 100m of a number of BAP Priority Habitats (deciduous woodland), as well as containing a number of Protected Species Alert Areas. Overall, a minor negative effect is likely. However, these negative effects are uncertain until such time as the

SA Objectives	OM28	Justification
		detailed design, scale and layout of development are known.
4. Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration	0	New dwellings will accommodate new members of the local workforce, increasing demand for local goods and services with positive effects on the local economy generally. However, in isolation, the development of this site option for residential purposes is considered to have a negligible effect on this objective in the long term.
5. Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development	+/?	The site option would provide a moderate amount of residential development, increasing demand for town centre uses, goods and services. Therefore, a minor positive effect is likely for this objective. This effect is uncertain until the details of the new development are known.
6. Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough	+	All site options will contribute to the expansion of existing facilities to accommodate growing demand. A minor positive effect is therefore likely. Given the relatively moderate size of this site option, a minor positive effect is recorded 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 site is promoted for the delivery of up to 800 dwellings. This equates to more than 1% but less than 5% of the total 19,500 needed. Therefore, site option OM28 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	+/?	All of the site options are likely to have at least a minor positive effect on this objective as all cater for the needs of their residents by contributing to the expansion of new and improved healthcare facilities to support the growing population, as well as new green infrastructure including walking and cycle routes, which encourage more active lifestyles. This site option is located within walking distance (600m) of footpaths, areas of open space; however, the closest GP surgery/health facility is over 600m away. New local residents will be able to access these facilities and services as well as any new facilities included within the development. Therefore, overall, the site option is likely to have a minor positive effect on this objective; however, this effect is uncertain due to a lack of information about capacity and the potential to expand existing services.
9. Create and sustain vibrant communities that are safe and feel safe to those who live in or visit	0	The effects of site options 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, this will only be determined when the detailed design, scale and layout of development are known. The location of development is not likely to influence people's participation in

SA Objectives	OM28	Justification
them and where crime is reduced		community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11. Therefore, the effect of the site option on this objective is considered to be negligible.
10. Regenerate and renew disadvantaged areas where people live or work in the Borough	++	This site option is located within an area which is considered to be below average on the indices of multiple deprivation. Therefore, the development of the site has the potential to improve the area, with minor positive effects on this objective. This site is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, new housing development within this site has the potential to have additional minor positive effects associated with the localised provision of good quality, affordable homes. With the potential for minor positive effects associated with reducing the overall deprivation of the Borough, including reducing barriers to good quality and affordable homes, a significant positive effect is expected on this objective.
11. Improve accessibility to and enhance local services and facilities	-/?	This site option is located between Basildon and North Benfleet. It is within easy walking distance of footpaths, areas of open space, bus stops and a primary school. However, the site option is not within easy walking distance of a local/town centre, GP surgery or a secondary school. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.
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	--/?	All the land within this site option is designated as Grade 3 agricultural land (moderate to good agricultural land). Therefore, the development of this site option would generate significant adverse effects against this objective; however, this effect is uncertain as the location of the Borough's Best and Most Versatile Agricultural Land is unknown.
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 site does not sit within flood zones 2 or 3; however, the site sits on top of Critical Drainage Area BAS16 and contains areas susceptible to surface water flooding. Overall, a minor negative effect is likely.
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	-/?	The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing greenhouse gas emissions emitted from private cars.  The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.

SA Objectives	OM28	Justification
reliance on fossil fuels		
15. Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures	-/?	<p>The close proximity of site options to local community services and facilities and sustainable transport infrastructure play a key role in reducing air and noise pollution.</p> <p>This site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and the potential to expand services and facilities if required.</p>
16. Improve water efficiency and achieve sustainable water resource management	?	<p>This site partially sites on top of an aquifer and within a Groundwater Vulnerability Zone. Therefore, the construction of new development has the potential to pollute local water sources with minor adverse effects on this objective. However, this effect is recorded solely as uncertain; recognising that standard construction practices should mitigate adverse effects.</p>
17. Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change	?	<p>Specific design requirements will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain effect on this objective.</p>
18. Reduce waste generation and increase the amount of waste which is recycled or re-used	?	<p>Specific design requirements that influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill, will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that this site option will have an uncertain 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>All site options will increase the number of homes within the Borough, increasing the population and therefore the number of private vehicles on the road. This is likely to have adverse effects against this objective. However, all site options will meet growing need through appropriate highway mitigation measures.</p> <p>The site option is in close proximity to a poor range of planned and existing local services and facilities. Therefore, overall, this site option is likely to have a minor negative effect on this objective with some uncertainty due to the lack of information about capacity and potential to expand services and facilities if required.</p>