



Strategic Environmental Assessment (SEA) and Sustainability Appraisal

Accompanying the Regulation 19 Submission Version of the Castle Point Plan

July 2025



Contents

Non-Technical Summary (Separate volume)

Main Report

1. Introduction	17
1.1 Background	17
1.2 Castle Point Borough	17
Canvey Island.....	17
The Mainland Towns	17
1.3 The Castle Point Plan	18
1.4 The Legal Requirement for Sustainability Appraisal	19
1.5 What does this Sustainability Appraisal Report cover?	23
2. The SA Process so far	25
2.1 SA Scoping Report for the Castle Point Plan 2024.....	25
2.2 Baseline Summary of Castle Point	25
2.3 The Sustainability Objectives.....	40
2.3.1 The Compatibility of the SA Objectives.....	45
2.4 Pre-Submission (Regulation 19) SA Environmental Report (2025)	47
3 The Approach to Assessing the Plan.....	49
3.1The Type of Effects Considered.....	49
3.1.1 Description of ‘Significant Effects’	49
3.1.2 Description of ‘Alternatives Considered’	50

3.1.3 Mitigation Measures / Recommendations'	50
3.1.4 Evidence Base documents used within this SA Report	50
3.2 Assessing Policy Options	51
3.2.1 The SA Framework (Policy Content)	52
3.2.2 The Policy Appraisal Template	76
3.3 Assessing Site Options	77
3.3.1 The SA Framework (Sites Content)	78
4. The Assessment of the Plan Policies, Strategy & Reasonable Alternative Options	104
4.1 Introduction	104
4.2. Methodology behind the Assessment of Policies and Reasonable Alternatives	104
4.2.1 SA Framework and Indicators	104
4.2.2 Relationship to the Strategic Development Options in the Scoping Report	104
4.2.3 Relationship to Assessment of Reasonable Alternative Option Sites (Section 5 of this SA)	105
4.2.4 Urban Areas	105
4.2.5 Evidence Informing the Spatial Strategy and Strategic Policies	105
4.3 Castle Point's Spatial Strategy and Strategic Policies and Options	106
Policy SP1 'Supporting Enhancement of the Borough's Green Spaces': Significant Effects and Alternative Options	107
Policy SP2 'Making Effective Use of Urban Land and Creating Sustainable Places': Significant Effects and Alternative Options	118
Policy SP3: 'Meeting Development Needs': Significant Effects and Alternative Options	126
Policy SP3 'Meeting Development Needs: Option 4 Create a Substantial new development area at North-West of Thundersley	146
Policy SP4: 'Development Contributions': Significant Effects and Alternative Options	152
4.4 Canvey Island Policies and Options	156
Policy C1 'Canvey Town Centre': Significant Effects and Alternative Options	157
Policy C2 'Canvey Seafront Entertainment Area': Significant Effects and Alternative Options	165

Policy C3 ‘Canvey Port Facilities’: Significant Effects and Alternative Options.....	170
Policy C4 ‘West Canvey’: Significant Effects and Alternative Options	176
Policy C5 ‘Improved Access to and around Canvey Island’: Significant Effects and Alternative Options.....	182
Policy C6 ‘The South Canvey Green Lung’: Significant Effects and Alternative Options.....	189
Policy C7 ‘Canvey Lake’: Significant Effects and Alternative Options	193
Policy C8: ‘Residential Park Home Sites, Canvey Island’: Significant Effects and Alternative Options	197
Policy C9: ‘Land at the Point, Canvey Island’: Significant Effects and Alternative Options.....	204
Policy C10: ‘Other Housing Allocations on Canvey Island’ Significant Effects and Alternative Options	209
4.5 Benfleet Policies and Options	213
Policy B1: ‘South Benfleet Town Centre’ Significant Effects and Alternative Options	214
Policy B2: ‘Tarpots Town Centre’ Significant Effects and Alternative Options	218
Policy B3: ‘Former Furniture Kingdom site’ Significant Effects and Alternative Options	222
Policy B4: ‘South Benfleet Leisure Quarter’ Significant Effects and Alternative Options	225
Policy B5: ‘Canvey Supply, London Road, Benfleet’ Significant Effects and Alternative Options.....	233
Policy B6: ‘159-169 Church Road, Benfleet’ Significant Effects and Alternative Options.....	237
Policy B7: ‘Other Housing Site Allocations in Benfleet’ Significant Effects and Alternative Options	241
Policy B8: ‘Manor Trading Estate’ Significant Effects and Alternative Options	245
Policy B9: ‘South Benfleet Playing Fields’ Significant Effects and Alternative Options	249
4.6 Hadleigh Policies and Options.....	253
Policy Had1: ‘Hadleigh Town Centre’ Significant Effects and Alternative Options.....	254
Policy Had2: ‘Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes’ Significant Effects and Alternative Options.....	260
Policy Had3: ‘Hadleigh Clinic’ Significant Effects and Alternative Options.....	264
Policy Had4: ‘Land south of Scrub Lane’ Significant Effects and Alternative Options	269
4.7 Thundersley Policies and Options	273

Policy Thun1: ‘Thundersley Village’ Significant Effects and Alternative Options	274
Policy Thun2: ‘Kiln Road Campus’ Significant Effects and Alternative Options	277
Policy Thun3: ‘Other Site Allocations in Thundersley’ Significant Effects and Alternative Options	282
Policy Thun4: ‘Green Space Connectivity in Thundersley’ Significant Effects and Alternative Options	283
Policy Thun5: ‘Coalescence of Thundersley and Benfleet’ Significant Effects and Alternative Options	286
4.8 Daws Heath Policies and Options.....	291
Policy DH1: ‘Green Space Connectivity in Daws Heath’ Significant Effects and Alternative Options.....	292
Policy DH2: ‘Coalescence of Settlements – Daws Heath’ Significant Effects and Alternative Options	296
4.9 ‘Providing the Right Type of New Homes’ Policies and Options.....	300
Policy Hou1 ‘Preventing the Loss of Housing’ Significant Effects and Alternative Options.....	301
Policy Hou2 ‘Securing More Affordable Housing’ Significant Effects and Alternative Options.....	306
Policy Hou3 ‘Housing Type and Mix’ Significant Effects and Alternative Options.....	314
Policy Hou4 ‘Specialist Housing Requirements’ Significant Effects and Alternative Options.....	323
Policy Hou5 ‘Park Homes’ Significant Effects and Alternative Options	346
Policy Hou6 ‘Gypsy and Traveller Provision’ Significant Effects and Alternative Options.....	354
4.10 ‘Supporting Employment and Tourism’ Policies and Options.....	358
Policy E1 ‘Strategic Employment Land’: Significant Effects and Alternative Options	359
Policy E2 ‘Development of New Employment Floorspace in and around Town Centres’: Significant Effects and Alternative Options	366
Policy E3 ‘Development of Local Skills’: Significant Effects and Alternative Options	373
Policy E4 ‘Culture and Tourism’: Significant Effects and Alternative Options	376
4.11 ‘Town Centres and Retail Services’ Policies and Options.....	382
Policy TC1 ‘Town Centres and Primary Shopping Areas’: Significant Effects and Alternative Options	383
Policy TC2 ‘Local Shopping Parades’: Significant Effects and Alternative Options	399
Policy TC3 ‘Retail Parks and Out of Centre Locations’: Significant Effects and Alternative Options	405

Policy TC4 ‘Protecting Local Shops’: Significant Effects and Alternative Options.....	427
Policy TC5 ‘Hot Food Takeaways and Fast-Food Outlets’: Significant Effects and Alternative Options	434
4.12 ‘Achieving Well Designed Places’ Policies and Options	440
Policy D1 ‘Design Objectives’: Significant Effects and Alternative Options	441
Policy D2 ‘Design on Larger Sites and within Premium Sustainability Areas: Significant Effects and Alternative Options.....	445
Policy D3 ‘Master Planning’ Significant Effects and Alternative Options.....	473
Policy D4 ‘Landscaping’ Significant Effects and Alternative Options	475
Policy D5 ‘Advertisements’ Significant Effects and Alternative Options	479
Policy D6 ‘Residential Annexes’: Significant Effects and Alternative Options	482
Policy D7 ‘The Appearance of Town Centre Business Premises’ Significant Effects and Alternative Options	485
Policy D8 ‘Public Art’ Significant Effects and Alternative Options	488
Policy D9 ‘Conserving and Enhancing the Historic Environment’ Significant Effects and Alternative Options	491
4.13 ‘Protecting our Green Belt’ Policies and Options.....	493
Policy GB1 ‘Development affecting the Green Belt’ Significant Effects and Alternative Options	495
Policy GB2 ‘Previously Developed Land in the Green Belt’ Significant Effects and Alternative Options.....	499
4.14 ‘Protecting our Biodiversity and Landscape’ Policies and Options.....	503
Policy ENV1 ‘Protecting and Enhancing the Landscape and Landscape Features’: Significant Effects and Alternative Options	504
Policy ENV2 ‘Coastal & Riverside Strategy: Significant Effects and Alternative Options.....	508
Policy ENV3 ‘Securing Nature Recovery and Biodiversity Net Gain: Significant Effects and Alternative Options.....	515
Policy ENV4 ‘Local Wildlife Sites: Significant Effects and Alternative Options	526
Policy ENV6 ‘Best and Most Versatile Agricultural Land’: Significant Effects and Alternative Options.....	533
4.15 ‘Providing the Infrastructure to Support Growth’ Policies and Options.....	537
Policy Infra1 ‘Community Facilities’: Significant Effects and Alternative Options	538
Policy Infra2 ‘Education, Skills and Learning’: Significant Effects and Alternative Options.....	541

Policy Infra3 'Improving Health and Wellbeing: Significant Effects and Alternative Options	545
Policy Infra4 'Open Spaces: Significant Effects and Alternative Options	548
Policy Infra5 'Indoor Leisure and Sports: Significant Effects and Alternative Options	552
Policy Infra6 'Communications Infrastructure' Significant Effects and Alternative Options	556
4.16 'Promoting Sustainable Transport' Policies and Options	560
Policy T1 'Transport Strategy': Significant Effects and Alternative Options	561
Policy T2 'Highway Improvements': Significant Effects and Alternative Options	565
Policy T3 'Active Travel Improvements: Significant Effects and Alternative Options	571
Policy T4 'Improvements to Public Transport infrastructure and Services: Significant Effects and Alternative Options.....	575
Policy T5 'Highway Impact: Significant Effects and Alternative Options	579
Policy T6 'Safe Access': Significant Effects and Alternative Options	582
Policy T7 'Parking Provision': Significant Effects and Alternative Options	586
Policy T8 'Access for Servicing': Significant Effects and Alternative Options.....	589
4.17 'Sustainable Development' Policies and Options.....	592
Policy SD1 'Tidal Flood Risk Management': Significant Effects and Alternative Options	593
Policy SD2 'Non-Tidal Flood Risk Management': Significant Effects and Alternative Options	599
Policy SD3 'Sustainable Drainage Systems (SuDS)': Significant Effects and Alternative Options	603
Policy SD4 'Net Zero Carbon Development (in Operation)': Significant Effects and Alternative Options.....	607
Policy SD5'Net Zero Carbon Development (Embodied Carbon): : Significant Effects and Alternative Options	612
Policy SD6 'Pollution Control': Significant Effects and Alternative Options.....	616
Policy SD7 'Development on Contaminated Land': Significant Effects and Alternative Options	621
Policy SD8 'Development near Hazardous Uses': Significant Effects and Alternative Options	625
Policy SD9 'Water Supply and Waste Water': Significant Effects and Alternative Options.....	629

5. The Assessment of Option Sites 644

- 5.1 Introduction: Links to Other Sections of the Document 644
- 5.2 Identifying Options, Reasonable Alternatives, and Sieving Criteria..... 644
 - 5.2.1 The Local Plan Call-for-Sites Exercise and the SLAA..... 644
- 5.3 Analysis of Option Sites by Objective (Annex A) 645
- 5.4 Analysis of Option Sites by Objective 1 Biodiversity and Habitats Indicators..... 646
 - 5.4.1 Commentary and Contextual Background on Objective 1 Indicators..... 646
 - 5.4.2 Commentary on Urban /Rural Dimensions to Objective 1 Indicators 650
 - 5.4.3 Commentary by Settlement to Objective 1 Indicators 651
 - 5.4.4 Broad Mitigations to Objective 1 Indicators 652
- 5.5 Analysis of Option Sites by Objective 2 ‘Water Quality and Resources’ Indicators 653
 - 5.5.1 Commentary and Contextual Background on Objective 2 Indicators..... 653
 - 5.5.2 Commentary on Urban /Rural Dimensions to Objective 2 Indicators 653
 - 5.5.3 Commentary by Settlement to Objective 2 Indicators 653
 - 5.5.4 Broad Mitigations to Objective 2 Indicators 654
- 5.6 Analysis of Option Sites by Objective 3 ‘Landscape and Townscape’ Indicators..... 655
 - 5.6.1 Commentary and Contextual Background on Objective 3 Indicators..... 655
 - 5.6.2 Commentary on Urban /Rural Dimensions to Objective 3 Indicators 655
 - 5.6.3 Commentary by Settlement to Objective 3 Indicators 655
 - 5.6.4 Broad Mitigations to Objective 3 Indicators 656
- 5.7 Analysis of Option Sites by Objective 4 ‘Land and Soils’ Indicators 657
 - 5.7.1 Commentary and Contextual Background on Objective 4 Indicators..... 657
 - 5.7.2 Commentary on Urban /Rural Dimensions to Objective x Indicators..... 658
 - 5.7.3 Commentary by Settlement to Objective 4 Indicators 659
 - 5.7.4 Broad Mitigations to Objective 4 Indicators 659

5.8 Analysis of Option Sites by Objective 5 ‘Sustainable Use of Land	660
5.8.1 Commentary and Contextual Background on Objective 5 Indicators.....	660
5.8.2 Commentary on Urban /Rural Dimensions to Objective 5 Indicators	661
5.8.3 Commentary by Settlement to Objective 5 Indicators	661
5.8.4 Broad Mitigations to Objective 5 Indicators	661
5.9 Analysis of Option Sites by Objective 6 ‘Heritage and Cultural Assets’ Indicators	662
5.9.1 Commentary and Contextual Background on Objective 6 Indicators.....	662
5.9.2 Commentary on Urban /Rural Dimensions to Objective 6 Indicators	662
5.9.3 Commentary by Settlement to Objective 6 Indicators	662
5.9.4 Broad Mitigations to Objective 6 Indicators	663
5.10 Analysis of Option Sites by Objective 7 ‘Climate Change Indicators.....	664
5.10.1 Commentary and Contextual Background on Objective 7 Indicators.....	664
5.10.2 Commentary on Urban /Rural Dimensions, Settlement Dimensions and Broad Mitigations to Objective 7 Indicators.....	664
5.10.3 Broad Mitigations to Objective 7	664
5.11 Analysis of Option Sites by Objective 8 ‘Flood Risk Indicators.....	666
5.11.1 Commentary and Contextual Background on Objective 8 Indicators.....	666
5.11.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 6 Indicators	666
5.11.4 Broad Mitigations to Objective 8 Indicators	667
5.12 Analysis of Option Sites by Objective 9 ‘Air Quality and Noise Indicators.....	668
5.12.1 Commentary and Contextual Background on Objective 9 Indicators.....	668
5.12.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 9 Indicators	670
5.12.4 Broad Mitigations to Objective 9 Indicators	670
5.13 Analysis of Option Sites by Objective 10 ‘Sustainable Travel’ Indicators	671
5.11.1 Commentary and Contextual Background on Objective 10 Indicators.....	671
5.11.2 Commentary on Urban /Rural Dimensions to Objective 10 Indicators	672

5.11.3 Commentary by Settlement to Objective 10 Indicators	672
5.11.4 Broad Mitigations to Objective 10 Indicators	672
5.14 Analysis of Option Sites by Objective 11 ‘Services, Facilities and Open Space’	673
5.14.1 Commentary and Contextual Background on Objective 11 Indicators.....	673
5.14.2 Commentary on Urban /Rural Dimensions to Objective 11 Indicators	673
5.14.3 Commentary by Settlement to Objective 11 Indicators	673
5.14.4 Broad Mitigations to Objective 11 Indicators	673
5.15 Analysis of Option Sites by Objective 12 ‘Deprivation and Social Exclusion’	673
5.15.1 Commentary and Contextual Background on Objective 12 Indicators.....	674
5.15.2 Commentary on Urban /Rural Dimensions to Objective 12 Indicators	674
5.15.3 Broad Mitigations to Objective 12 Indicators	674
5.16 Analysis of Option Sites by Objective 13 ‘Health and Wellbeing’	675
5.16.1 Commentary and Contextual Background on Objective 13 Indicators.....	675
5.16.2 Commentary on Urban /Rural Dimensions to Objective 13 Indicators	675
5.16.3 Broad Mitigations to Objective 13 Indicators	675
5.17 Analysis of Option Sites by Objective 14 ‘Housing’	676
5.17.1 Commentary and Contextual Background on Objective 14 Indicators.....	676
5.17.2 Commentary on Urban /Rural Dimensions to Objective 14 Indicators	676
5.17.3 Broad Mitigations to Objective 14 Indicators	676
5.18 Analysis of Option Sites by Objective 15 ‘Infrastructure’	677
5.18.1 Commentary and Contextual Background on Objective 15 Indicators.....	677
5.18.2 Broad Mitigations to Objective 14 Indicators	677
5.19 Analysis of Option Sites by Objective 16 ‘Education and Skills’	678
5.19.1 Commentary and Contextual Background on Objective 16 Indicators.....	678
5.19.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 16 Indicators	678

5.19.3 Broad Mitigations to Objective 16 Indicators	678
5.20 Analysis of Option Sites by Objective 17 ‘Employment & Economy’	679
5.17.1 Commentary and Contextual Background on Objective 17 Indicators.....	679
5.17.2 Broad Mitigations to Objective 17 Indicators	679
5.21 Analysis of Option Sites by Objective 18 ‘Town and Retail Centres’	680
5.21.1 Commentary and Contextual Background on Objective 18 Indicators.....	680
5.21.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 16 Indicators	680
5.21.3 Broad Mitigations to Objective 18 Indicators	680
5.22 Analysis of Option Sites by Objective 19 ‘Sustainable Management of Waste’	681
5.22.1 Commentary and Contextual Background on Objective 19 Indicators.....	681
5.23 Analysis of Option Sites by Objective 20 ‘Digital Infrastructure’	682
5.23.1 Commentary and Contextual Background on Objective 20 Indicators.....	682
5.23.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 20 Indicators	682
5.22.3 Broad Mitigations to Objective 20 Indicators	682
5.21 Green Belt Main Site Options.....	683
5.21.1 Background	683
5.22 Sites Submitted for Biodiversity Net Gain or Natural Environment Uses	701
5.23 Potential Mitigations.....	702
6. Conclusions and Whole Plan Effects (Including Cumulative, Synergistic, Temporal and Transboundary Effects)	706
6.1 Introduction.....	706
6.1.1 Statutory Requirement to consider Cumulative, Synergistic, Temporal and Transboundary Effects	706
6.1.2 Structure of this Section.....	707
6.1.3 Conclusions by Plan Section	707
6.1.4 Background to Temporal Effects.....	707

6.1.5 Background to Cumulative and Synergistic Effects.....	707
6.1.6 Transboundary Effects	708
6.2 Objective 1: To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough.....	709
6.2.1 Summary of Plan Policy Assessments for Objective 1	709
6.2.2 Whole Plan Effects for Objective 1.....	711
6.2.3 Cumulative and Synergistic Effects for Objective 1	712
6.2.5 Transboundary Effects for Objective 1.....	712
6.2.4 Temporal Effects for Objective 1.....	713
6.3 Objective 2: To conserve and enhance water quality and resources.	714
6.3.1 Summary of Plan Policy Assessments for Objective 2	714
6.3.2 Whole Plan Effects for Objective 2.....	715
6.3.3 Cumulative and Synergistic Effects for Objective 2	716
6.3.3 Transboundary Effects for Objective 2.....	716
6.3.4 Temporal Effects for Objective 2.....	717
6.4 Objective 3: To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	718
6.4.1 Summary of Plan Policy Assessments for Objective 3	718
6.4.2 Whole Plan Effects for Objective 3.....	719
6.4.3 Cumulative, Synergistic and Temporal Effects for Objective 3	719
6.4.3 Transboundary Effects for Objective 3.....	719
6.5 Objective 4 To conserve and enhance soil and mineral resources.	721
6.5.1 Summary of Plan Policy Assessments for Objective 4	721
6.5.2 Whole Plan Effects for Objective 4.....	722
6.5.3 Cumulative, Synergistic and Temporal Effects for Objective 4	722
6.5.4 Transboundary Effects for Objective 4.....	723

6.6 Objective 5 To contribute to the sustainable use of land.....	724
6.6.1 Summary of Plan Policy Assessments for Objective 5	724
6.6.2 Whole Plan Effects for Objective 5.....	726
6.6.3 Cumulative, Synergistic and Temporal Effects for Objective 5	726
6.6.4 Transboundary Effects for Objective 5.....	726
6.7 Objective 6 To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	727
6.7.1 Summary of Plan Policy Assessments for Objective 6	727
6.7.2 Whole Plan Effects for Objective 6.....	728
6.7.3 Cumulative, Synergistic and Transboundary Effects for Objective 6	728
6.7.4 Temporal Effects for Objective 6.....	729
6.8 Objective 7 To reduce contributions to climatic change by adapting and responding to the implications of a changing climate.....	730
6.8.1 Summary of Plan Policy Assessments for Objective 7	730
6.8.2 Whole Plan Effects for Objective 7.....	731
6.8.3 Cumulative and Synergistic Effects for Objective 7	732
6.8.3 Transboundary Effects for Objective 7.....	732
6.8.4 Temporal Effects for Objective 7.....	733
6.9 Objective 8 To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change...	734
6.9.1 Summary of Plan Policy Assessments for Objective 8	734
6.9.2 Whole Plan Effects for Objective 8.....	735
6.9.3 Cumulative, Synergistic and Transboundary Effects for Objective 8	737
6.9.4 Temporal Effects for Objective 8.....	738
6.10 Objective 9 To maintain and enhance air quality in the Borough and reduce noise pollution.....	739
6.10.1 Summary of Plan Policy Assessments for Objective 9	739
6.10.2 Whole Plan Effects for Objective 9.....	740

6.10.3 Cumulative, Synergistic and Transboundary Effects for Objective 9	740
6.11 Objective 10 To promote and encourage the use of sustainable methods of travel.....	742
6.11.1 Summary of Plan Policy Assessments for Objective 10	742
6.11.2 Whole Plan Effects for Objective 10	743
6.11.3 Cumulative and Synergistic Effects for Objective 10	743
6.11.4 Transboundary Effects for Objective 10.....	744
6.11.5 Temporal Effects for Objective 10.....	745
6.12 Objective 11 To ensure accessibility to services.....	746
6.12.1 Summary of Plan Policy Assessments for Objective 11	746
6.12.2 Whole Plan Effects for Objective 11	747
6.12.3 Cumulative and Synergistic Effects for Objective 11	747
6.12.4 Transboundary Effects for Objective 11.....	747
6.12.5 Temporal Effects for Objective 11.....	748
6.13 Objective 12 To reduce poverty and social exclusion.....	749
6.13.1 Summary of Plan Policy Assessments for Objective 2	749
6.13.2 Whole Plan Effects for Objective 12	750
6.13.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 12.....	750
6.14 Objective 13 To improve the population’s health and reduce health inequalities.....	751
6.14.1 Summary of Plan Policy Assessments for Objective 13	751
6.14.2 Whole Plan Effects for Objective 13	752
6.14.3 Cumulative, Synergistic and Transboundary Effects for Objective 13	752
6.15 Objective 14 To provide appropriate housing and accommodation to meet existing and future needs of the whole community.....	754
6.15.1 Summary of Plan Policy Assessments for Objective 14	754
6.15.2 Whole Plan Effects for Objective 14	755

6.15.3 Cumulative, Synergistic and Transboundary Effects for Objective 14	755
6.15.4 Temporal Effects for Objective 14.....	755
6.16 Objective 15 To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.....	756
6.16.1 Summary of Plan Policy Assessments for Objective 15	756
6.16.2 Whole Plan Effects for Objective 15	757
6.16.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 15.....	757
6.17 Objective 16 To improve the education and skills of the population.....	758
6.17.1 Summary of Plan Policy Assessments for Objective 16	758
6.17.2 Whole Plan Effects for Objective 16	759
6.17.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 16	760
6.18 Objective 17 To ensure sustainable employment provision and economic growth.	761
6.18.1 Summary of Plan Policy Assessments for Objective 17	761
6.18.2 Whole Plan Effects for Objective 17	762
6.18.3 Cumulative, Synergistic and Transboundary Effects for Objective 17	762
6.18.4 Temporal Effects for Objective 17.....	763
6.19 Objective 18 To maintain and enhance the vitality and viability of town and retail centres.....	765
6.19.1 Summary of Plan Policy Assessments for Objective 18	765
6.19.2 Whole Plan Effects for Objective 18	766
6.19.3 Cumulative, Synergistic and Transboundary Effects for Objective 18	766
6.19.4 Temporal Effects for Objective 18.....	766
6.20 Objective 19 To promote the sustainable management of waste	767
6.20.1 Summary of Plan Policy Assessments for Objective 19	767
6.20.2 Plan Effects for Objective 19	768
6.21 Objective 20 To ensure that the digital infrastructure available meets the needs of current and future generations.....	769

6.21.1 Summary of Plan Policy Assessments for Objective 20	769
6.21.2 Whole Plan Effects for Objective 20	770
6.21.3 Cumulative, Synergistic and Transboundary Effects for Objective 20	770
7. Next Steps	771
8. Monitoring	772

APPENDICES (Separate Volume)

ANNEXES (Separate Volume)

1. Introduction

1.1 Background

Castle Point Borough Council (CPBC) has undertaken this Sustainability Appraisal (SA) of their emerging Local Plan for the Borough (The Castle Point Plan). The Plan will guide the pattern of development establish land use policies for the period for which Public Consultation on the Pre-Submission Plan (Regulation 19) will take place in 2025. This Sustainability Appraisal supports the Plan and is published and consulted upon simultaneously.

1.2 Castle Point Borough

Castle Point is a small local authority area of just 17 square miles in size, with a relatively dense population of 88,000 people. It sits on the northern bank of the Thames Estuary which is a significant feature in the landscape.

Situated between the larger settlements of Basildon and Southend, the Borough comprises the towns of Benfleet, Canvey Island, Hadleigh and Thundersley. Castle Point is well connected with the wider south Essex area, and London by the highway and railway network. The A13, A127 and A130 pass through Castle Point linking the borough with opportunities in south Essex, London and other locations nearby. The railway service provides fast, direct connections to Basildon, London and Southend, and also connecting services to Thurrock.

Canvey Island

The largest town in Castle Point is Canvey Island which has a population of around 40,000 people. Canvey Island is also home to the borough's largest town centre and largest employment estate (Charfleets Industrial Estate).

Canvey Island is very low lying with ground levels nearly two metres below the daily high tide level in the Thames estuary. This means that the entire Island is at risk of tidal flooding which could impact more than 15,000 residential properties. This risk is managed by 14 miles (23km) of tidal defences which provide a very high standard of protection and were built in response to the last tidal flood event to impact the Island in 1953.

The western part of Canvey Island is largely undeveloped and largely covered by an ancient marshland system recently enhanced by the RSPB as a nature reserve. Holehaven Creek is designated as a SSSI. Canvey Wick is also designated as a SSSI. There are also several Local Wildlife Sites to the west of Canvey Island.

Canvey Island is separated from the mainland towns in Castle Point by a series of creeks and other natural features which provide it with a unique character.

The Mainland Towns

The mainland section of Castle Point comprises the towns of Benfleet, Hadleigh and Thundersley which have a combined population of 48,000 people. They are situated between the larger settlements of Basildon and Southend which are separate local

authorities.

Each of the mainland Castle Point towns has its town centre. There are also two main employment areas at Manor Trading Estate in Thundersley and at Stadium Way in Hadleigh.

The land on the mainland area is more varied in terms of topography and landscape, and these features act to create an attractive and green environment, and also form the separation between the three towns. Included within this landscape are a number of ancient woodland and grassland systems including three sites of special scientific interest (SSSIs) and the Benfleet and Southend Marshes SPA/Ramsar site, important for its assemblage of migratory bird species.

1.3 The Castle Point Plan

The Castle Point Plan (referred to as the Plan hereafter) responds to the national requirement for Local Planning Authorities (LPAs) to establish planning policies for their local area. In line with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the National Planning Policy Framework, Local Plans must be prepared to be positively framed, robustly justified, effective and compliant with national policy.

The timetable for Castle Point's emerging Plan is set out in the Local Development Scheme, with final adoption anticipated in September 2026.

This Plan will outline how Castle Point Borough Council will manage

the borough's growth and development needs for the period 2026 to 2043. It will set out policies that will ensure development proposals contribute positively to achieving the Plan's overarching vision. The Plan will address all planning matters within the borough, except for waste and minerals, which are managed separately by Essex County Council as the responsible planning authority for these areas. Together, the Castle Point Plan, the Essex Minerals Local Plan and the Essex and Southend-on-Sea Waste Local Plan form the comprehensive Development Plan for Castle Point. Upon adoption, the Plan's policies will replace the 2007 Saved Policies from the Castle Point Local Plan adopted in 1998.

The Plan comprises a full suite of strategic policies, allocation policies and development management policies. It sets out a clear vision and objectives for the borough's future growth and development, along with policies that guide the sustainable distribution of development across Castle Point. The Castle Point Plan aims to make Castle Point the green heart of South Essex where:

- All residents have the opportunity to fulfil their potential and live happy, healthy, productive lives.
- Everyone will have a warm, safe home they can afford to live in, on a street that is safe to walk down, and has access to local services and amenities.
- Green spaces in local areas will be pleasant places to rest and play and will be connected into the wider network of multifunctional green infrastructure, providing opportunities to connect with nature.

- These green spaces alongside community buildings and other community spaces will be busy with communities, community groups and organisations engaged in social, physical and cultural activities, delivering health and wellbeing outcomes and creating a vibrant buzz about the place.
- Our high streets, seafront, shopping parades and business areas will provide good quality spaces, the right environment and the infrastructure needed by businesses to attract customers and investment. There will be strong links between local businesses and local education providers to enable local people to work locally in good quality jobs.
- To support the economy and ensure good access to training, jobs, services and amenities for local people, the transport network will be enhanced so that residents have more choice as to how and where they travel.
- The impacts of climate change will be managed and mitigated to reduce potential disruption to day-to-day life by introducing green infrastructure and other natural processes. Other infrastructure will be adapted and enhanced to accommodate a changing climate, and homes, businesses and other buildings will be built or adapted to reduce their impact on the climate and to be resilient to extreme weather.

The strategic policies establish a comprehensive framework that outlines how the Council, working alongside partners, will achieve the vision and objectives for development and transformation across

the Borough through to 2043. These policies provide the foundation for coordinated efforts in managing growth, delivering essential services, and directing development to appropriate areas. They also set mechanisms for delivering infrastructure and ensuring the protection and enhancement of the built and natural environment, including safeguarding the Green Belt.

Allocation policies specify the locations designated for development and change. To ensure that these developments align with the Plan's vision and objectives, criteria have been established for each site. These criteria define the types of development permitted, necessary mitigation measures, required infrastructure, and phasing to support sustainable and coordinated delivery.

Development management policies are applied during the planning process to guide decisions on individual proposals, ensuring they support the broader vision and objectives outlined in the strategic policies. In line with the NPPF, the Castle Point Plan clearly identifies the strategic priorities for the Borough and the policies addressing them. Additionally, it provides a framework for the creation of neighbourhood plans, empowering communities to influence local development and shape their areas in alignment with the Plan's goals.

1.4 The Legal Requirement for Sustainability Appraisal

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA) are essential processes rooted in both national and

international commitments to advancing sustainable development. Sustainable development is widely understood through the 1987 definition by the World Trade Commission on Environmental Development, which describes it as:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’

This concept is closely aligned with the themes of the NPPF. With the NPPF drawing on the five key principles outlines of sustainable development as outlined in the UK’s Sustainable Development Strategy, Securing the Future.

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

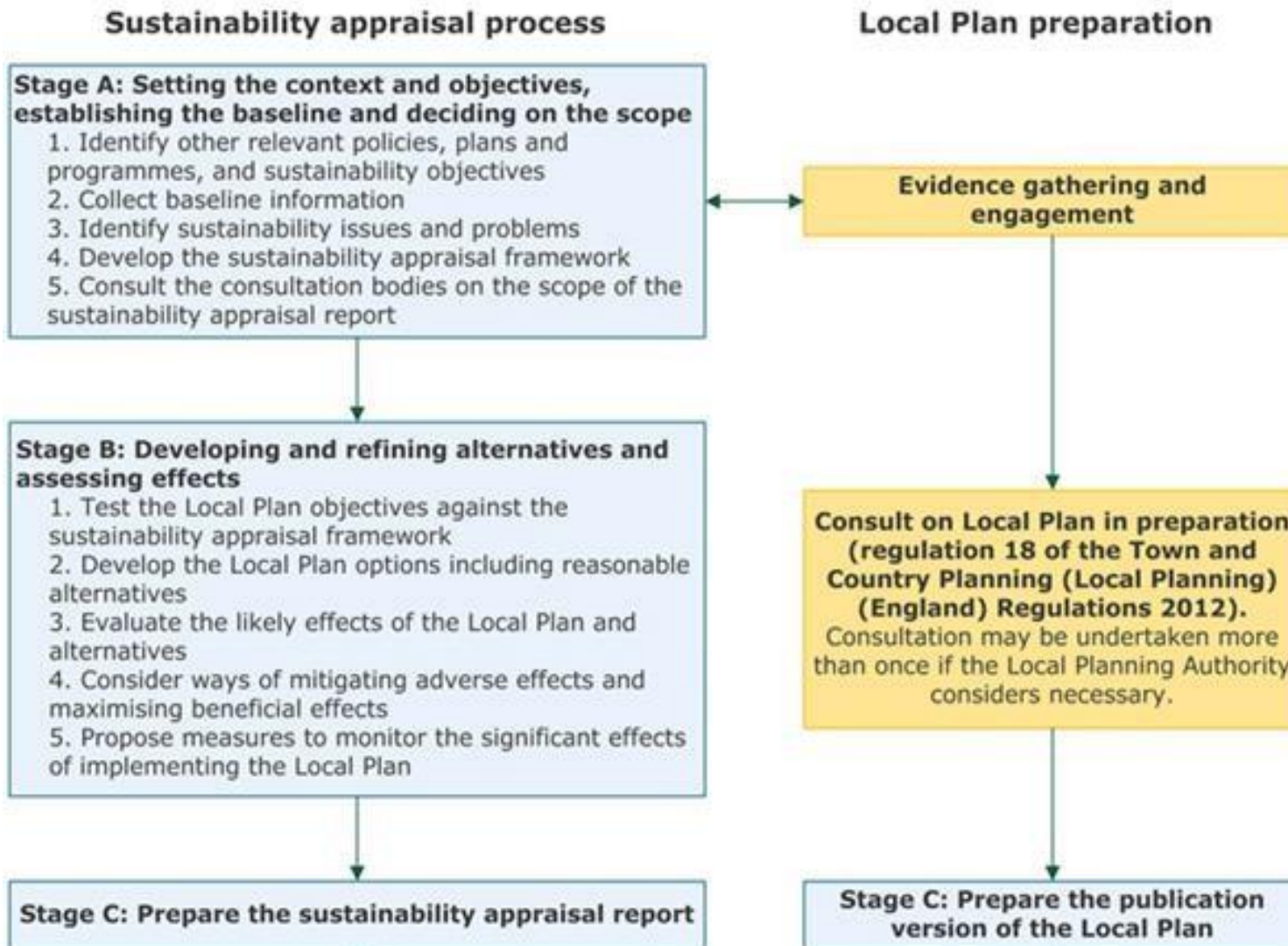
SEA stems from the European Directive 2001/42/EC, known as the “SEA Directive”, which was introduced in 2001. Its purpose is to enhance environmental protection, incorporate environmental considerations into the development and implantation of plans and programmes, and support the advancement of sustainable development. In England, the directive was implemented into law through the Environmental Assessment of Plans and Programmes Regulations (Commonly referred to as the SEA Regulations) in 2004. These regulations mandate that an SEA must be conducted for

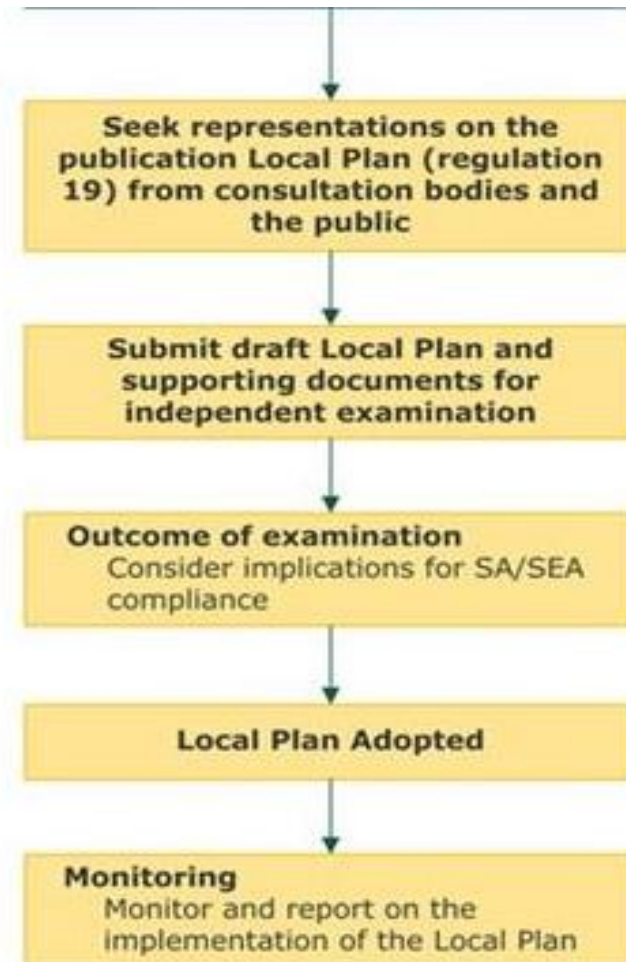
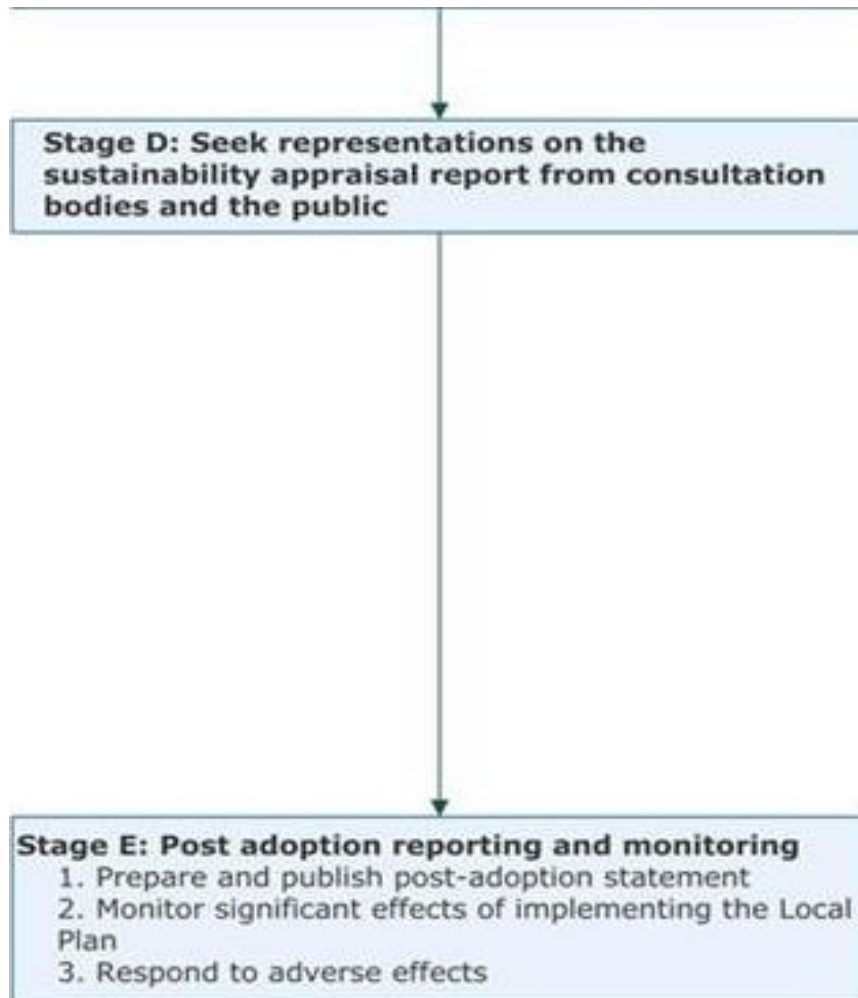
certain plans and programmes. This includes Local Plans. The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as: *‘biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’* as specified in Annex 1(f) of the Directive.

SA evaluates the potential impacts of proposed plans and programmes across economic, social and environmental dimensions, aiming to advance sustainable development. For Local Plans, conducting an SA is required by paragraph 32 of the NPPF and legally enforced under the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008).

Although the requirement for SA and SEA are distinct government guidance allows for a combination approach, provided the SEA Directive’s requirements are fully addressed. The methodology applied to the SA of this Plan follows the established SA process, and the five sequential stages involved are outlined below.

Figure 1: Stages in the SA Process and Local Plan Preparation





Source: Planning Practice Guidance – Sustainability appraisal requirements for local plans (Paragraph: 013 Reference ID: 11-013-20140306 Revision date: 06 03 2014)

1.5 What does this Sustainability Appraisal Report cover?

This Report has been created to provide an overview of the sustainability strengths and potential weaknesses of the Plan's policies, including the reasonable alternatives that have been assessed so far. It addresses Stage C of the SA process, incorporating elements from Stage B, such as evaluating strategic options and reasonable alternatives, assessing their likely effects, and identifying methods to mitigate negative impacts while enhancing positive outcomes. The Report also serves to fulfil the SEA regulations in relation to the entire SA process.

The Sustainability Appraisal (Environmental) Report has been prepared to inform the Regulation 19 Submission Plan consultation and to demonstrate that sustainability considerations have been central to the Council's decision-making process.

This report is accompanied by more detailed information in Appendices and Annexes, in the following structure:

Main Document Sections

1. Introduction
2. The SA Process so far
3. The Approach to Assessing the Plan
4. The Assessment of the Plan Policies, Strategy & Reasonable

Alternative Options

5. The Assessment of Option Sites
6. Conclusions and Whole Plan Effects (Including Cumulative, Synergistic, Temporal and Transboundary Effects)
7. Next Steps
8. Monitoring

- Appendix 1. SA Assessment Summaries by Plan Chapter (Alternative cumulative view)
- Appendix 2. Plans Policies and Programmes
- Appendix 3. SA Scoping Report Consultation Comments and Actions

Annexes

Annex A – Detailed Assessments of Option Site

- A1. Tables
- A2. Mapping

Annex B – Baseline Information

This SA Report is intended to be consulted upon alongside the Regulation 19 Proposed-Submission Plan. There are three statutory consultees or 'environmental authorities' that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

Alongside these efforts, the consultation will aim to involve the broader community to ensure thorough public participation. Castle Point Borough Council may also choose to seek feedback from specific groups, key stakeholders, and other interested parties. The Council will finalise the consultation arrangements, and further details on how to participate, including deadlines, can be found on the Council's website.

2. The SA Process so far

2.1 SA Scoping Report for the Castle Point Plan 2024

In July 2024, the Council formally approved the initiation of a public consultation on the *Issues and Options Consultation Document (July 2024)* and associated materials, including the SA Scoping Report. The consultation on the Castle Point Plan Issues and Options, along with supporting documents, was conducted from July to September 2024.

The SA Scoping Report set the broad Framework and objectives for the CPBC Sustainability Appraisal process. It also undertook initial appraisal of broad strategic options for the plan and established the baseline assessment and relevant plans/policies and programmes.

2.2 Baseline Summary of Castle Point

The Scoping Report identified key baseline 'issues' that the Plan should ideally aim to address. This process, combined with an analysis of plans and programs relevant to Castle Point and the surrounding area, facilitated the development of several

Sustainability Objectives and key questions or criteria to evaluate the Plan's content. The detailed baseline information profile of the Plan area (and where information is available, South Essex) has been updated again for Appendix B accompanying this report. The table below highlights the key sustainability issues relevant to the Plan area and within the broader scope of the Plan. It also presents the condition of the environment if the Plan were not implemented.

Table 1: Key Baseline Issues for Castle Point

Economy and Employment Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Issues and Opportunities for Thames Gateway South Essex (TGSE)	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • Economic activity within the Borough is lower than regional and national averages • Proportion of micro-businesses is greater than average. • Construction companies make up over a quarter of the total businesses in the borough. • Unemployment is lower than 	<ul style="list-style-type: none"> • The influence of uncertainties posed by slow economic growth in the UK economy, as well as the instability of the fluctuating global economy. • Earnings in CPBC are low relative to the wider County and Region • A decline in manufacturing/industrial employment to 2036 is forecast in the Borough, only partly compensated by an increase in office jobs • CPBC needs to ensure a future supply of jobs at suitable and attractive locations to ensure identified employment development opportunities are taken forward. • There needs to be sufficient infrastructure capacity to support future business growth. • Without good quality employment land allocations, development opportunities may locate elsewhere and/or development could be sporadic and/or unsustainable. 	<ul style="list-style-type: none"> • Investment decisions across TGSE may falter or be sporadic. • Land availability given the requirements for residential development and extent of environmental constraints. • Forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply). • The South-East is largely reliant on imported gas. Forecasts predict a gradual decrease in demand over a 	<p>Employment trends are expected to remain relatively stable under current conditions, with limited change even with the Plan's input. However, the plan should enhance access to diverse employment opportunities and support the provision of affordable housing. The Plan can also designate suitable sites for employment development. Additionally, the Castle Point Plan</p>

Economy and Employment Baseline

Baseline summary	Issues and Opportunities for Castle Point	Issues and Opportunities for Thames Gateway South Essex (TGSE)	State of the environment in the absence of the Castle Point Plan
<p>average.</p> <ul style="list-style-type: none"> Residents receive less than average gross pay. There is inequality of pay between men and women. 	<ul style="list-style-type: none"> Castle Point needs to ensure a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and issues of income deprivation are better addressed. Although UKPN is pursuing a programme to unlock additional generation capacity across the area through identifying and removing network constraints, no individual development scheme can at present be 100% guaranteed to secure the capacity it needs in the longer term. Cadent, like all DNOs, processes connection requests from developers on a first-come, first-served basis. At the time of preparing the Infrastructure Delivery Plan, Cadent, British Gas Plc and National Gas had not confirmed the infrastructure requirements and associated costs for providing gas services to support the levels of growth within the growth scenarios being considered by the Council. 	<p>10-year period because of energy efficiency measures employed in homes and industry</p>	<p>pinpoints areas requiring regeneration, potentially yielding benefits that extend beyond the baseline conditions.</p>

Transport and Connectivity Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Issues and Opportunities for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> Residents of the borough have higher than average ownership of cars and vans. More commuters using the train on average, compared to the national and regional statistics. Residents who commute to work using a car is greater than the regional and national averages. Greatest outflow of population for work is generally to London. Greatest inflow of population for work is from Southend. The borough has second lowest number of road accidents, leading to death or serious injury in the county. 	<ul style="list-style-type: none"> Population increase, together with the risk of urban sprawl into car-dependent locations could exacerbate congestion and associated problems Ageing population requires an adaptable approach to new transportation options. The new Castle Point Plan provides an opportunity to promote sustainable and active transport through measures such as supporting infrastructure that will increase network connectivity and new technologies such as those related to electric vehicles. The Plan can help direct development to the most sustainable locations and promote mixes of use that will encourage travel by more sustainable modes. This may in turn improve the viability of public transport services, encouraging further investment in a virtuous circle. 	<ul style="list-style-type: none"> Need to coordinate sustainable transport measures and improvements building upon the sub-region’s locational advantages Must adapt as an area to innovations, charging infrastructure, etc. 	<p>The Castle Point Plan will help ensure that development is in close proximity to existing strategic roads and public transport interchanges. Further, the Plan can ensure the integration of public transport infrastructure improvements as a pre-requisite of any planning application being granted, through effective Policy.</p>

Biodiversity and Nature Conservation Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • The Plan area is in close proximity to a number of international habitats sites • There are extensive areas of Priority Habitats, including woodland and wetland habitats, which are protected by the 2006 NERC Act • There are 6 SSSIs in Canvey Island. 5 of these 6 are meeting quality target of 100% favourable or unfavourable recovering condition • There is an Essex Coastal Recreational Avoidance, Disturbance and Mitigation Strategy (RAMS) and SPD • There are 43 Local Wildlife Sites • A BNG SPD has been prepared and positively screened and consulted upon 	<ul style="list-style-type: none"> • Fulfilling legal objectives regarding nature conservation while managing development pressures • Managing development pressure whilst protecting the integrity of the Borough’s established habitats and ecological networks. • Opportunities to incorporate updated national policies and regional initiatives into local policy. • Support the Implementation of LNRS. • Implementation of BNG, ensuring gains are made on-site or local for the benefit of the local area. • Utilising multi-functional benefits of green infrastructure, including climate change resilience, as a recreational resource and flood risk mitigation. • Contribution to Essex Green Infrastructure Strategy • An opportunity to manage the sensitivities of 	<ul style="list-style-type: none"> • Green Infrastructure Strategy • Link to London National Park City 	<ul style="list-style-type: none"> • The state of the environment in the absence of the Plan is likely to lead to a degradation of ecological sites and habitats. This issue is best tackled through a Plan led approach which can identify areas of improvement in the Green Infrastructure network and ensure site allocations deliver such improvements in areas of need. Further, a strategic approach to allocating development sites can ensure that new features and enhanced accessibility is ensured. • Without a Plan, there is a risk that development could be sited inappropriately and adversely impact biodiversity sites.

Biodiversity and Nature Conservation Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
	biodiversity sites and networks, e.g. locating development away from the most sensitive locations and providing for new green and blue infrastructure.		

Water Environment Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> EA has declared Essex as a Seriously Water Stressed Area. Increased requirement for wastewater treatment Negative impacts on water quality through inappropriate development Climatic change and possible more extreme weather events Deterioration of the wildlife in estuaries and rivers Changes in leisure activities increased tourism affecting the coasts and estuaries, including the England Coastal Path, free swimming, kayaking 	<ul style="list-style-type: none"> Increased demand on water resources Opportunities to apply a local water efficiency standard The challenge of accommodating development of all types without leading to deterioration in water quality The need to preserve the integrity of on-site watercourses. The Plan will need to ensure that development is located and designed to take into account the sensitivity of the water environment New development over the plan period will also need to be considerate of existing pressures on wastewater infrastructure and the potential for supporting any new infrastructure needed Managing recreational pressures on marine environments and wetland habitats 	<ul style="list-style-type: none"> Development must not give rise to a deterioration in water quality Associated with water quality and biodiversity, that a suitable amount of recreational land must be incorporated into development 	<p>Without the Plan, development is more likely to occur in a fragmented manner, leading to cumulative impacts that hinder the timely updating or enhancement of water infrastructure ahead of anticipated housing development.</p> <p>In terms of water supply, a Plan-led approach can help ensure that utilities infrastructure is strategically coordinated by service providers</p>

Climate and Energy Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • Castle Point has a low percentage of total energy consumption from renewable sources • The Borough’s contribution is entirely solar photovoltaic, and generation in CPBC has risen by 129.5% over the period 2014 to 2023. 	<ul style="list-style-type: none"> • To ensure more energy efficient homes. Without the new Castle Point Plan, sustainable design and construction techniques may not be adopted in new build development. • There is potential for the Borough to be subject to more frequent extreme weather events as well as increasing potential flood risk as a result of climate change. A new Plan could support the incorporation of appropriate adaptation measures through design and green infrastructure. 	<ul style="list-style-type: none"> • To ensure more energy efficient homes • There is the potential for the TGSE area to be subject to more frequent extreme weather events as well as increasing potential for flood risk as a result of changing climate 	<ul style="list-style-type: none"> • The Plan helps locate development near services to reduce transport emissions and address emissions per capita through suitable policies. However, overall emissions are likely to rise with population growth, whether the Plan is adopted or not. Without the Plan, new developments may lack sustainable design, be in areas vulnerable to climate change impacts like flooding or be in locations that increase reliance on private vehicles, though the shift to electric vehicles could mitigate this. • The council will continue to have an obligation to reduce carbon emissions with or without the new Castle Point Plan

Air and Noise Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> The main source of air pollution in the Borough relates to road traffic emissions, particularly from the principal roads in the Borough, the A13, A127 and A130. There is also pollution from commercial, industrial and domestic sources, and potential transboundary pollution sources, such as the power stations along the Thames Estuary and the oil refinery in Thurrock. Large areas of land around the Borough’s strategic roads have high noise impacts at 55-75 dB. 	<ul style="list-style-type: none"> Development should strike a balance between connectivity and potential noise and air quality impacts through effective mitigation. Recent national policies and emergence of new technologies are likely to improve air pollution, e.g., through cleaner fuels/energy sources. The new Castle Point Plan provides an opportunity to contribute to improved air quality in the Borough through the sustainable siting of development and the promotion of alternative travel modes to the motorised vehicle, in line with national policy aspirations. 	<ul style="list-style-type: none"> Development should strike a balance between connectivity and potential noise and air quality impacts through effective mitigation. Recent national policies and emergence of new technologies are likely to improve air pollutions, e.g., through cleaner fuels/energy sources. 	<p>The Plan helps position development near services and facilities to reduce transport emissions. However, at a broader scale, the impact may be similar. Population growth, with or without the Plan, is likely to result in an overall rise in emissions. Nonetheless, the Plan can implement policies to address emissions on a per capita basis.</p>

Material Assets (including Minerals, Soil and Waste): Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • CPBC contains fairly significant areas that are classed as agricultural land quality grade 3, potentially classed as the best and most versatile agricultural land. • Castle Point recycles / composts less of its waste than the WCA and Essex averages. 	<ul style="list-style-type: none"> • Development pressure on greenfield sites including land potentially classed as the best and most versatile agricultural land. This has the risk of compromising long-term local food security. The classification is based on the land's potential for agricultural use, not its current use, meaning its soil quality and other characteristics are considered regardless of whether it's actively farmed at the moment. • Increase in development and greater CD&E waste arisings • Increasing population generating more waste • Any large regeneration and infrastructure projects will generate more waste • The new Castle Point Plan will provide an opportunity to ensure sufficient land is available in appropriate locations for waste management facilities. • Recycling trends since 2018/19 suggest the recycling rates will continue to increase. 	<ul style="list-style-type: none"> • Increase in development and greater CD&E waste arisings • Increasing population generating more waste • Any large regeneration and infrastructure projects will generate more waste • Recycling trends since 2018/19 suggest the recycling rates will continue to increase. 	<p>The ability to protect the best and most versatile agricultural land may be compromised without the emergence of the Plan.</p>

Landscape Environmental Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • Castle Point falls into two character areas, the Thames Estuary and South Essex Coastal Towns. • Significant areas are classed as Historic Natural Landscapes. • There are 47 brownfield sites on the Brownfield Register with 774 minimum net dwellings • There are a number of TPOs across the Borough including area TPOs. • The Green Belt plays a key role in preventing urban sprawl and settlement coalescence. 	<ul style="list-style-type: none"> • Opportunities to prioritise brownfield sites • Contribution to Essex Green Infrastructure Strategy • Recreational pressure – increased use of coastal pathways • Pressure from development – including new housing and infrastructure developments such as transport improvement • Harm to trees and TPOs • The new Plan provides opportunities to ensure that the variation in landscape character is taken into account in the design and siting of development to support its long-term protection and enhancement. 	<ul style="list-style-type: none"> • Green Infrastructure Strategy • Link to London National Park City • Recreational pressure – increased use of coastal pathways • Pressure from development – including new housing and infrastructure developments such as transport improvement • Harm to trees 	<p>The Local Plan can prioritise directing development to brownfield sites rather than favouring more profitable locations in the absence of a plan. A Plan-led approach allows for effective master planning of large sites, ensuring landscape considerations are addressed and developments are sensitively designed through appropriate policies. Strategic planning also helps prevent piecemeal, stylistically inconsistent development.</p>

Cultural Heritage Environmental Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • There are 7 Scheduled Ancient Monuments in Castle Point • There are 58 records on the Local List • Two Conservation Areas and a larger number of listed properties • Most designated heritage assets would be protected without the Castle Point Plan • Proposed East Coast Flyway as a Natural World Heritage Site 	<ul style="list-style-type: none"> • Ensuring heritage assets do not become ‘at risk’ • Inappropriate, poorly located development may harm the setting of designated and undesignated heritage assets, and areas of historical and cultural interest in Castle Point. • The new Castle Point Plan provides an opportunity to update planning policy in the Borough to reflect changes in local circumstances and ensure the protection and enhancement of the Borough’s historic assets (including their setting) from inappropriate development. 	<ul style="list-style-type: none"> • Green Infrastructure Strategy • Link to London National Park City 	<p>In the absence of the Plan, negative impacts and degradation of the historic environment would likely persist and could worsen without a coordinated local approach to development. While national policies would still apply, initiatives aimed at enhancing heritage assets are unlikely to materialise.</p>

Population and Society Social Baseline			
Baseline summary	Issues and Opportunities for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • Population change within the borough was 2% in a 10-year period. Considerably lower than the national and regional averages. • Ageing population that will continue to increase in age. • Predicted population change is lower than national predictions, but higher than the Essex predictions. • Current surplus of school places at primary and secondary schools. • Out of seven secondary schools, only one is rated below good. • A lower skilled workforce in comparison to the country and region. • Future considerations include planning for suitable services; change to migration trends. 	<ul style="list-style-type: none"> • Castle Point must adapt to having an ageing populous. • Likely evolution of the Baseline without the Local Plan: <ul style="list-style-type: none"> • No opportunity to plan positively to reduce deprivation and improve social inclusion. There is a need to reduce inequality between those living in the most deprived areas of Castle Point and those living in the least deprived areas in the Borough through spatial planning particularly with a view to encourage new development that will provide jobs, raise income levels, support education/skills/training, reduce crime, and barriers to housing and services • No opportunities to address ageing population and meet the needs of a changing population with a need for suitable accommodation for all types of residents with a range of care needs • Population growth and demographic change is likely to place additional demand on key services and facilities such as health, education and social care. 	<p>The wider area must adapt to having a greater than average percentage of ageing populous.</p>	<p>The Local Plan can establish effective thresholds for affordable housing and specify tenure and type requirements to meet the needs of a growing population. Without the Plan, developers are more likely to prioritise more profitable dwellings. Additionally, the Plan aligns development with the Infrastructure Delivery Plan (IDP), ensuring necessary supporting infrastructure is provided within specific developments—a provision often lacking without such policy requirements. Without a new Castle Point Plan, services are less likely to be delivered in appropriate locations or at the necessary quality and quantity to meet community needs.</p>

Housing Baseline			
Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • The NPPF revisions in 2024 further modified the standard methodology for calculating housing needs. Castle Point’s figure has more than doubled to 686 dwellings per annum. Given the size of the Borough (just 17 square miles), combined with the current extent of urbanized land and environmental constraints it will not be possible to meet this target. • Housing supply is already currently below the annual required. • The percentage of privately owned dwellings is greater than average at 95%. • Mean house prices are greater than the national average, but lower than county average. • Housing price to income ratio is higher than the national average at 9.3. • 15 gypsy/traveller pitches are needed. 	<ul style="list-style-type: none"> • Not meeting OAN. • House prices could continue to increase, due to proximity to London. • Homes could be constructed at a lesser standard due to constraints. • Not planning positively for an appropriate mix of housing types and tenures and locations with supporting infrastructure • Stalling delivery of homes. • Unmet need for affordable housing. 	<p>TGSE may not meet objectively assessed needs.</p>	<p>It is difficult to say to what extent housing needs would be met without the Plan, since it would likely lead to an unpredictable ‘planning by appeal’ situation. In this scenario, growth would be dependent on the views of individual inspectors and the balance of considerations of environmental and infrastructure constraints vs perceived ‘housing needs’.</p> <p>Any new housing delivered might lack a strategic approach to distribution. The Plan provides for effective thresholds and requirements for affordable housing, including tenure and type, tailored to specific areas to address the demands of a growing population. Without the Plan, developers are likely to try and prioritise more profitable housing types. Additionally, the Plan ensures that necessary supporting infrastructure is provided within developments in accordance with the Infrastructure Delivery Plan (IDP), a provision that would often be absent without such policy guidance within the Council's remit.</p>

Health and Wellbeing Baseline			
Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex	State of the environment in the absence of the Castle Point Plan
<ul style="list-style-type: none"> • Life expectancy within the borough is higher than England averages, but lower than the Essex average. • Adult activity rates have increased in the period 2022-2023, at present; it is slightly lower than the county, regional and national averages. • Future Considerations <ul style="list-style-type: none"> • Changing lifestyles and the rise in lifestyle related illnesses – sedentary lifestyles, lack of time spent outdoors etc. • Changes to health and social care 	<ul style="list-style-type: none"> • Ensuring access to health facilities with capacity (GPs, dentists, as well as pharmacies and Gyms/Leisure Centres) • Access to accessible natural greenspace for wellbeing. • Sufficient opportunities too access sport, recreation and open space for all ages and needs. • Likely Evolution of the Baseline without the Castle Point Plan: <ul style="list-style-type: none"> • Not designing to encourage physical activity, safe neighbourhoods and with the needs of an ageing population in mind. 	<ul style="list-style-type: none"> • New developments not being designed to appropriately reflect the need to shift to more active lifestyles. 	<p>The Plan establishes and enforces standards for open space provision. Without it, such requirements are unlikely to be implemented in developments or may fall short in terms of size and quality.</p>

2.3 The Sustainability Objectives

The identified 'key issues' for the Plan area have guided the development of the following Sustainability Objectives. A total of 20 objectives have been established to appraise the Plan, drawing on the document's scope as well as policy advice and guidance from relevant plans and programmes.

Table 2: The SA Objectives

SA Objective	Environmental	Social	Economic	Corresponding topic in the SEA Directive
1) To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	☑			<ul style="list-style-type: none"> • Biodiversity • Climatic factors • Soil • Flora • Fauna • Water
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	☑	☑		<ul style="list-style-type: none"> • Water • Biodiversity • Human Health • Population • Climatic Factors
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	☑	☑		<ul style="list-style-type: none"> • Landscape • Cultural Heritage • Historic Environment

Castle Point Plan: SA and SEA Environmental Report

4) To protect, conserve and enhance land and soil and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	?		?	<ul style="list-style-type: none"> • Soil • Material Assets • Climatic Factors • Water • Biodiversity • Landscape
5) To contribute to the sustainable use of land	?	?	?	<ul style="list-style-type: none"> • Landscape • Material Assets • Soil
6) To maintain and enhance the Borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings	?	?		<ul style="list-style-type: none"> • Cultural Heritage • Historic Environment • Landscape
SA Objective	Environmental	Social	Economic	Corresponding topic in the SEA Directive
7) To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	?	?		<ul style="list-style-type: none"> • Climatic Factors • Water • Air • Soil • Population • Human Health • Biodiversity • Flora • Fauna

Castle Point Plan: SA and SEA Environmental Report

<p>8) To adapt and reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change</p>	<p>?</p>	<p>?</p>	<p>?</p>	<ul style="list-style-type: none"> • Climatic Factors • Water • Air • Soil • Population • Human Health
<p>9) To maintain and enhance air quality in the Borough, reducing contributions to climate change and reduce noise pollution.</p>	<p>?</p>	<p>?</p>		<ul style="list-style-type: none"> • Climatic Factors • Water • Air • Human Health • Population • Material Assets • Biodiversity
<p>10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorized vehicles to reduce road traffic congestion and mitigate air pollution</p>	<p>?</p>	<p>?</p>	<p>?</p>	<ul style="list-style-type: none"> • Climatic Factors • Air • Water • Human Health • Population
<p>11) To improve the quality, range and accessibility to essential services, facilities, green infrastructure and open space</p>		<p>?</p>	<p>?</p>	<ul style="list-style-type: none"> • Population • Air • Climatic Factors • Human Health
<p>12) To reduce levels of deprivation and disparity and social exclusion</p>		<p>?</p>	<p>?</p>	<ul style="list-style-type: none"> • Population • Human Health

Castle Point Plan: SA and SEA Environmental Report

SA Objective	Environmental	Social	Economic	Corresponding topic in the SEA Directive
13) To improve the population's health and wellbeing and reduce health inequalities	☐	☐	☐	<ul style="list-style-type: none"> • Human Health • Population
14) To provide appropriate, affordable and decent housing and accommodation to meet existing and future needs of the whole community.		☐	☐	<ul style="list-style-type: none"> • Population • Material Assets • Human Health
15) To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development		☐	☐	<ul style="list-style-type: none"> • Population • Human Health • Material Assets • Soil • Landscape
16) To improve the education and skills of the population		☐	☐	<ul style="list-style-type: none"> • Population
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence		☐	☐	<ul style="list-style-type: none"> • Population • Human Health • Material Assets
18) To maintain and enhance the vitality and viability of town and retail centres		☐	☐	<ul style="list-style-type: none"> • Population • Human Health • Material Assets

Castle Point Plan: SA and SEA Environmental Report

19) To promote the sustainable management of waste	?	?	?	<ul style="list-style-type: none">• Population• Human Health• Material Assets
20) To ensure that the digital infrastructure available meets the needs of current and future generations		?	?	<ul style="list-style-type: none">• Population• Material Assets

2.3.1 The Compatibility of the SA Objectives

It is useful to test the compatibility of SA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. The key has been used to illustrate their compatibility.

☑	Where the objectives are compatible
?	Where it is uncertain the objectives are related
0	Where the objectives are not related
X	Where the objectives are incompatible

The matrix below illustrates the compatibility of the SA Objectives.

Figure 2: Compatibility Matrix of the SA Objectives

1																				
2	?																			
3	?	?																		
4	?	?	?																	
5	?	?	?	?																
6	?	?	?	0	?															
7	?	0	?	?	?	0														
8	?	?	?	?	?	?	?													
9	?	0	0	?	?	0	?	0												
10	?	?	0	0	?	0	?	?	?											
11	?	?	0	0	?	0	?	?	?	?										
12	?	0	?	0	0	0	?	?	?	?	?									
13	?	?	0	0	0	0	?	?	?	?	?	?								
14	0	0	?	?	0	?	?	?	?	0	0	?	?							
15	?	?	?	?	?	?	?	?	?	?	?	0	0	?						
16	0	0	?	0	0	?	0	0	0	0	?	?	?	?	0					
17	0	0	?	?	0	?	?	?	?	?	?	?	?	?	?	?				
18	?	?	?	0	?	?	?	?	?	?	?	?	?	?	?	?	?			
19	0	?	0	?	?	0	?	?	?	0	0	0	0	0	?	0	0	0		
20	0	0	0	0	0	0	?	?	?	?	?	?	?	?	?	?	?	?	?	?
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

It is to be expected that some objectives are not compatible with other objectives thereby indicating that tensions could occur. Objectives which are based around environmental issues sometimes conflict with economic and social objectives, and vice versa.

The compatibility of the objectives relevant to the Plan is shown in the compatibility matrix above. Instances of uncertainty between objectives are explained further:

- **Objectives 1, 2, and 9 with Objectives 14, 15, & 17:** SA Objectives 1, 2 and 9, which seek to retain, enhance and conserve biodiversity, the water environment, and air quality, may conflict with the general principles of delivering housing, infrastructure and employment development as specified in SA Objectives 14, 15 and 17. This potential incompatibility does not mean that these objectives are not achievable in unison however; development in appropriate and less locations and / or with suitable mitigation measures would be considered compatible.
- **Objectives 3 and 4 with Objectives 7, 14, 15 & 17:** SA Objectives 3 and 4, and 5 regarding retaining and enhancing landscapes, soil quality sustainable patterns of land. May not always be compatible with the development requirements of housing, employment and infrastructure and also reducing the contributions to climate change in some renewable energy schemes (SA Objective 7). This is location specific however and related

predominantly to allocating development sites in suitable locations and with mitigation where necessary and viable. If an overly ambitious interpretation of Objectives 14, 15, & 17 were to be applied (for example the alternative options to Policy SP3 that have been assessed) that envisage development intruding into the current Green Belt) then conflict with objectives 3, 4, 5 and 6 would be progressively more severe.

- **Objective 6 with Objectives 8, 14, 15 & 17:** SA Objective 6, regarding maintaining and enhancing cultural heritage assets and their settings may not be compatible with development requirements (SA Objectives 14, 15 and 17). In addition potential incompatibility exists with SA Objective 7 and 8 where some energy efficiency and renewable energy measures and also flood alleviation schemes or systems may not be compatible with the historic environment. As above, conflicts may be exacerbated by overly ambitious interpretation of Objectives 14, 15, & 17.

2.4 Pre-Submission (Regulation 19) SA Environmental Report (2025)

Castle Point Borough Council aims to consult on Pre-Submission (Regulation 19) Plan in the Summer of 2025, in accordance with the

Castle Point Plan: SA and SEA Environmental Report

timetable set out in the Council's Local Development Scheme (LDS)¹. This SA Report accompanies that plan and process, and evaluates its policies, allocations and reasonable alternatives in light of the established SA objectives

The intention is to submit the Plan in the late 2025, followed by Examination and Adoption in 2026. Subsequent updates and refinements of the SA report may support these latter stages.

¹ <https://www.castlepoint.gov.uk/local-development-scheme>

3 The Approach to Assessing the Plan

3.1 The Type of Effects Considered

The SA of the Plan appraises the documents against the Sustainability Objectives (SOs) outlined in the Sustainability Frameworks contained in sections 3.2 and 3.3 of this Report. The purpose is to examine the sustainability effects of the document following implementation. The appraisal will look at the secondary, cumulative, synergistic, short, medium and long-term permanent and temporary effects in accordance with Annex 1 of the SEA Directive, as well as assess alternatives and suggest mitigation measures where appropriate. The findings will be accompanied by an appraisal matrix which will document the effects over time.

The content to be included within the assessments responds to those ‘significant effects’ of the policy or element of the Local Plan subject to appraisal. Appraisals will also look at the following:

- Temporal / the permanence of effects;
- Secondary, Cumulative and Synergistic effects;
- The appraisal of Alternatives;
- Impacts on indicators; and

- Proposed mitigation measures / recommendations

These, and ‘significant effects’ are further described in the following sub-sections.

3.1.1 Description of ‘Significant Effects’

The intensity of impacts may differ depending on how closely the policy content aligns with specific sustainability objectives or themes. When policies are evaluated against the Sustainability Objectives, the rationale behind the judgments made in the assessment is outlined in the following key:

Possible impact	Basis for judgement
++	Significant positive impacts
+	Minor positive impacts
?	Possibility of either positive or negative impacts, or general uncertainty.
0	No impact or Neutral/Balanced Impacts
N/A	Not applicable to the scope or context of the appraised content
-	Minor negative impacts



Significant negative impacts

Where applicable, ‘combination’ scoring has been used in the assessment. For example, question marks may be used in combination with either positive or negative symbology, such as in circumstances where effects are less certain.

Commentary is provided to explain the significant effects of each policy on the sustainability objectives.

For site assessments, the symbols outlined above are used to highlight effects that may need to be addressed within the relevant Plan policies. The key is primarily intended to identify significant effects, rather than to generate an overall 'sustainability score' for each site. It is also important to recognise that the criteria within the Sustainability Framework are not equally weighted. The accompanying narrative in the SA elaborates on the significance of these effects.

In addition to considering indirect (secondary) effects, the relationships between different policies will be evaluated to identify any potential reinforcement or weakening of their combined impacts. Cumulative effects arise when two policies together create direct impacts, while synergistic effects occur when the combined influence of multiple policies amplifies or worsens their individual impacts beyond what would occur independently.

Temporal, cumulative, transboundary and temporal effects are described more fully in section 6 of this report.

3.1.2 Description of ‘Alternatives Considered’

According to Planning Practice Guidance, reasonable alternatives are the realistic options explored by the plan-maker when shaping the policies within a plan. These alternatives must be distinct enough to reveal the varying sustainability implications of each, enabling meaningful comparisons. To be considered, alternatives must also be both realistic and deliverable. Where relevant, alternatives for policy directions will be assessed and documented alongside each appraisal, including the rationale for their rejection or non-progression.

3.1.3 Mitigation Measures / Recommendations’

Appraisals may identify negative or uncertain impacts, which could necessitate mitigation measures. Where applicable, these measures will be outlined. Mitigation may be identified that applies to negative or uncertain effects. Additionally, this section will include recommendations that could enhance sustainability if implemented.

3.1.4 Evidence Base documents used within this SA Report

Regarding the appraisal of the Plan’s policy content, the judgements contained within this SA have been influenced by available evidence at this point in time. This consists of international, national, subnational and local material, comprising the plans, policies, programmes and evidence sources referred to in Appendix 2.

This material has been updated subsequent to the 2024 SA Scoping Report.

3.2 Assessing Policy Options

The CPBC SA Framework was established in the SA scoping Report and consulted upon. The SA framework is a key mechanism in the SA process which provides the context against which the Plan's content can be assessed and sets out the SA objectives with additional criteria / key questions that should be asked to decipher whether the suggested approach achieves the desired sustainability outcomes. It also includes ongoing future indicators which can monitor the impact of the documents. In accordance with the SEA Regulations, the views of the three statutory environmental bodies (Natural England, Historic England and the Environment Agency) were sought in relation to the scope of the sustainability appraisal, and the sustainability appraisal framework that results from it. This ensures that key environmental considerations are adequately covered by the framework.

The sustainability assessment framework was already utilised in the Scoping Report to assess the initial strategic growth options set out in the Castle Point Plan Issues and Options Document. This provided an initial insight into the relative sustainability benefits and issues associated with each of the strategic growth options, although this has subsequently been updated and refined in light of new evidence and consideration. The initial framework also provided the statutory environmental bodies and other stakeholders the opportunity to see how the sustainability appraisal framework is working in practice, which assists with drawing out any opportunities for improvement at this interim stage in its preparation.

The SA Framework proposed for assessing the Castle Point Plan can be found in the following table. It is this framework which has been used to assess the policy options in the Castle Point Plan.

The twenty objectives remain in place as identified in the Scoping Report.

However, they have been subject to update, minor amendment and refinement. This is due to the availability of further information, further consideration, emerging planning and technical guidance and consultation comments. Further public consultation at Reg 19 stage will allow for further comments to be made on the frameworks.

Detailed appraisals against the 20 SA objectives have been undertaken for each plan policy in section 4, together with reasonable alternative options for each policy. This is organised is by plan chapter.

Many of the policies are in fact 'site' allocations. All site options, including those that were subsequently allocated, were initially considered against the objectives and indicators in this SA Section 5. Further consideration of such sites within the policy framework provides a further opportunity to consider the sites in light of their development as policies incorporating further detail on mitigations and implementation.

3.2.1 The SA Framework (Policy Content)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
<p>1) To protect, conserve and enhance biodiversity (habitats, species, and ecosystems) and geodiversity within the Borough</p>	<ul style="list-style-type: none"> ☐ Conservation of international sites (HRA factors) ☐ Conservation and protection of nationally and locally important designated sites ☐ Preservation of Ancient Woodland, Priority Habitats and Protected Species ☐ Halting biodiversity net loss and securing achievement of biodiversity net gain ☐ Condition of some of the SSSIs ☐ Sensitivity of water environment to physical change 	<ul style="list-style-type: none"> ☐ Will it conserve and enhance well established natural/semi natural habitats? ☐ Will it conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species? ☐ Will it maintain and enhance sites designated for their nature conservation interest? ☐ Will it maintain and enhance the connectivity of habitats and their ability to deliver ecosystem services e.g., flood risk management, climate change mitigation & adaptation and access for health? ☐ Will there be any impacts on the water environment as a result of hydro morphological changes and vice versa? ☐ Will it help to reverse the national decline in at risk species? ☐ Will it seek and lead to the creation of new habitats? 	<ul style="list-style-type: none"> ☐ Spatial extent of designated sites within the borough ☐ Extent of NERC Act habitats and species ☐ Ecological potential assessments ☐ Distance from site to nearest designated site ☐ Ancient Woodland ☐ Other sensitive designated or non-designated receptors ☐ Condition of the nearest sensitive receptors (where viable) ☐ Site visit surveys on typical abundance and frequency of habitats (DAFOR scale) ☐ Change in the number and area of designated ecological sites (Natural England) ☐ Recorded condition/status of designated ecological sites (Natural England)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<ul style="list-style-type: none"> ☑ Green infrastructure 	<ul style="list-style-type: none"> ☑ Does it seek the requirement of an appropriate level of ecological assessment relevant to a hierarchy of designations / ecological sites including brownfield sites, at the planning application stage? ☑ Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level? 	<ul style="list-style-type: none"> ☑ Recorded visitor numbers on designated European sites (Natural England, Council records) ☑ RAMS monitoring results ☑ Contribution to the LNRS ☑ BNG sites created in the Borough
<p>2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water</p>	<ul style="list-style-type: none"> • Conservation of international sites from water quality impacts (HRA factors) • Managing water quality and resources • Vulnerability of on-site water courses • Pollution of water courses • Water scarcity • Timely provision of new water services 	<ul style="list-style-type: none"> • Will it help to ensure that good status of surface water is achieved and that deterioration in the status of waters is prevented? • Will it help to ensure that good status of groundwater is achieved in the status of waters is prevented? • Will it support the achievement of Water framework Directive Targets? • Will it protect and improve the quality of coastal water? • Will it promote sustainable use of water? • Will it maintain water dependent habitats? 	<ul style="list-style-type: none"> • Water efficiency standards. Litres used per person per day. • Water quality (and trends) in river basin district (river quality data). Recorded water quality in rivers, estuaries, and groundwater from River Basin Management Plans (Environment Agency). • Compliance with emissions limits in identified locations. • Compliance with environmental quality standards in identified locations. • Recorded Water Resource Availability Status (Environment Agency, Anglian water, Essex & Suffolk Water). • Bathing water quality (EA).

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<p>infrastructure in line with growth</p>	<ul style="list-style-type: none"> • Will it support the provision of sufficient water supply and treatment infrastructure in a timely manner to support new development? • Will it lead to no deterioration on the quality of water bodies? • Does it promote the inclusion of Sustainable Drainage Systems in new developments? • Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts at the site level? 	
<p>3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes.</p>	<ul style="list-style-type: none"> • The need to ensure the protection and enhancement of local landscape distinctiveness and character • Continued protection of Tree Preservation Orders 	<ul style="list-style-type: none"> • Will landscape character areas be protected? • Will it enhance and/or conserve the countryside? • Does it seek the regeneration of existing urban areas? • Will it protect and enhance the settlement and its setting within the landscape? 	<ul style="list-style-type: none"> • Developments permitted contrary to Landscape Character Assessment ‘sensitivities to change’ • Loss of TPOs • Number and extent of field boundaries affected • Percentage of applications permitted on the borough’s best agricultural land (from ALC)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Will it protect and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban or rural landscape? • Does it seek to minimise the impacts of coalescence and sprawl? • Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level? 	<ul style="list-style-type: none"> • Development brought forward through regeneration projects (Council records)
<p>4) To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination</p>	<p>☐ Protecting the best and most versatile soil.</p> <p>☐ The need to maintain and/or enhance soil quality</p>	<p>☐ Will it seek to protect the borough’s best and most versatile soil (Grade 3)?</p> <p>☐ Will it seek to direct development away from Grade 3 soil, where feasible and in consideration of the impacts and benefits of development?</p> <p>☐ Will it encourage the use of previously developed land and/or the reuse of existing buildings?</p> <p>☐ Will it prevent land contamination and facilitate remediation of contaminated sites?</p>	<p>☐ Proportional loss of Grade 3 agricultural land.</p> <p>☐ Change in recorded soil quality (Environment Agency)</p> <p>☐ Allocations recorded on best agricultural land quality (1,2,3) (Council records/DEFRA)</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<p>☐ Does it seek to protect soil quality, including the remediation of contaminated sites?</p> <p>☐ Does it ensure that development is directed outside of Minerals Safeguarding Areas (MSAs) in the first instance?</p> <p>☐ Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level?</p>	
<p>5) To contribute to the sustainable use of land</p>	<ul style="list-style-type: none"> • The presence of the Green Belt within the Plan area and maintaining its function • The need to prioritise development on previously developed land and/or make use of existing buildings and infrastructure 	<ul style="list-style-type: none"> • Will it encourage the efficient use of land? • Does it seek to ensure appropriate densities for new development? • Does it set out different densities appropriate to different settlements / areas? • Does it encourage the recycling of derelict and other urban land? • Does it broadly seek to protect the Green Belt in line with its five predominant purposes? • Does it respond to the findings of the Green Belt Review (GBR)? 	<p>☐ Proportion of development directed to Grade 3 agricultural land.</p> <p>☐ Proportion of development on brownfield land.</p> <p>☐ Percentage of development recorded on greenfield / brownfield land (Council records)</p> <p>☐ Density of development</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level? 	
<p>6) To maintain and enhance the Borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.</p>	<ul style="list-style-type: none"> • Maintaining and enhancing designated and non-designated heritage and cultural assets. <p>Preserving the settings of historic assets – scheduled monuments, listed buildings and conservation areas</p>	<ul style="list-style-type: none"> • Will it protect and enhance sites, features and areas of historical, archaeological, and cultural value in both urban and rural areas? <ul style="list-style-type: none"> ☐ Will areas of historic character be protected from development? ☐ Does it seek to enhance the range and quality of the public realm and open spaces? ☐ Will it reduce the amount of derelict, degraded and underused land? ☐ Does it encourage the use of high quality design principles to respect local character? ☐ Will any adverse impacts be reduced through adequate mitigation? ☐ Will it protect and enhance buildings, monuments, sites, places, areas and landscapes of heritage interest or cultural value (including their setting) meriting consideration in planning decisions? 	<ul style="list-style-type: none"> ☐ Change in the number of designated and non- designated heritage assets (English Heritage, Council records) ☐ Proximity to nearest heritage asset (including its setting): ☐ Scheduled Monument? ☐ Listed Building? ☐ Conservation Area? ☐ Registered Historic Park or Garden? ☐ Site identified in the Historic Environment Record? ☐ Building of local interest? ☐ Other historic feature? ☐ Number and spatial extent of listed buildings ☐ Number and spatial extent of scheduled monuments

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<p>☐ Will it protect and enhance sites, features and areas or archaeological value in both urban and rural areas?</p> <p>☐ Will it enhance accessibility to and the enjoyments of cultural heritage assets?</p> <p>☐ Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level?</p>	<p>☐ Buildings At Risk Register number of heritage assets recorded as ‘at risk’ (English Heritage)</p> <p>☐ Heritage at risk surveys</p> <p>☐ Percentage of conservation area demolished or otherwise lost.</p> <p>☐ Amount of derelict properties and/or vacant land</p> <p>☐ Number of heritage assets being positively removed from the heritage at risk register.</p> <p>☐ Amount of damage to listed buildings or scheduled monuments</p> <p>☐ Management of designated and undesignated historic environment assets</p> <p>☐ Numbers of undesignated historic environment assets lost through the planning process.</p>
<p>7)To reduce contributions to climatic change by adapting and responding to the implications of a changing climate</p>	<p>☐ Future climate change projections</p> <p>☐ Energy consumption</p>	<p>☐ Will it reduce emissions of greenhouse gases by reducing energy consumption? or Will it reduce emission of greenhouse gases/head of population by reducing energy consumption?</p>	<ul style="list-style-type: none"> • Carbon Dioxide emissions Estimated borough CO2 emissions (Department of Energy and Climate Change) • Energy consumption GWh/households

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<ul style="list-style-type: none"> ☐ High private vehicle usage ☐ Provision of renewable energy infrastructure ☐ 	<ul style="list-style-type: none"> ☐ Will it lead to an increased proportion of energy needs being met from renewable sources? ☐ Does it ensure more sustainable modes of travel are provided? ☐ Will it encourage greater energy efficiency? • Will it improve the efficient use of natural resources? 	<ul style="list-style-type: none"> • Spatial extent of flood zones. • Percentage of energy supplied from renewable sources. • Installed MWs of commercial scale renewable energy schemes (Council records) • Air quality monitoring data • Borough wide renewable energy generation and proportion of usage.
<p>8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.</p>	<ul style="list-style-type: none"> ☐ Preservation of Green Infrastructure and ecosystem services • Addressing pluvial, fluvial, and coastal flood risk • The need to ensure that the built environment adapts to the impact of climate change and extreme weather events 	<ul style="list-style-type: none"> ☐ Will it ensure suitable adaptation to climate change? ☐ Will it reduce the risk of damage from extreme weather events? ☐ Does it seek to avoid development in areas at risk of flooding? ☐ Does it seek to avoid increasing flood risk in areas away from initial development? ☐ Does it take account of climate change in relation to flooding? ☐ Does it seek to manage and mitigate the risk of flooding? 	<ul style="list-style-type: none"> • Incidences of flooding and location • Distance of site to floodplains • Incidences of flood warnings in site area • Distance to areas that are susceptible to surface water flooding –updated Flood Map for Surface Water Flooding (EA) • On site and nearby topography via ordnance survey mapping • Number of applications where there was a failure to pass the sequential test, even though sites at lower risk of flooding were

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<p>☐ Is/will the sequential test being used to reach decisions on development proposals?</p> <p>☐ Will developer contributions be utilised for the provision and maintenance of flood defences?</p> <p>☐ Does it require sustainable drainage systems to be included within new development?</p> <p>☐ Will it minimise the risk of flooding from rivers and watercourses?</p> <p>☐ Will it minimise the risk of flooding on the coasts/estuaries?</p> <p>☐ Will it reduce the risk of coastal/ estuarine erosion?</p> <p>☐ Will it reduce the risk of damage from extreme weather events?</p> <ul style="list-style-type: none"> • Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level? 	<p>available, but other planning reasons were given for granting planning permission.</p> <ul style="list-style-type: none"> • Estimated number of properties at risk from flooding (Environment Agency) • Number of schemes incorporating SUDs mechanisms (Essex County Council) • Distance from existing flood defences
<p>9) To maintain and enhance air quality in the Borough, reducing</p>	<ul style="list-style-type: none"> • Conservation of international sites from air quality impacts (HRA factors) 	<p>☐ Will it improve, or not detrimentally affect air quality?</p>	<p>☐ PM10 emissions</p> <p>☐ NO2 emissions</p> <p>☐ Recorded traffic flows</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
<p>contributions to climate change, and reduce noise pollution.</p>	<ul style="list-style-type: none"> • Improving air quality • Clean vehicle infrastructure to encourage uptake of technologies • Reducing noise nuisance 	<p>☐ Will emissions be limited to levels that will not damage natural systems and affect human health?</p> <p>☐ Does it ensure that National Air Quality Standards are met at relevant points?</p> <p>☐ Does it seek to protect rural areas from increased traffic?</p> <p>☐ Does it seek to reduce, or not detrimentally affect noise levels?</p> <p>☐ Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level?</p>	<p>☐ Location and extent of AQMAs in relation to infrastructure requirements</p> <p>☐ Location and extent of potentially significant junctions in relation to infrastructure requirements</p> <p>☐ Percentage of water bodies at good ecological status or potential</p> <p>☐ Percentage of water bodies assessed at good or high biological status</p> <p>☐ Percentage of water bodies assessed at good chemical status</p> <p>☐ Number of Sustainable Drainage Systems applications and number granted</p> <p>☐ Ambient noise levels</p> <p>☐ Development on PDL</p>
<p>10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to</p>	<ul style="list-style-type: none"> • Public transport, walking and cycling coverage across the Borough 	<ul style="list-style-type: none"> • Will it increase and/or improve the availability of sustainable transport modes? • Will a potential development encourage car dependency due to a lack of access to services and public transport options? 	<p>☐ Access to services and business' by public transport</p> <p>☐ Indices of Multiple Deprivation</p> <p>☐ Travel to work methods, distances, and flows (Census)</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
<p>reduce road traffic congestion and mitigate air pollution</p>	<ul style="list-style-type: none"> • Improving opportunities for active transport • Car dependency 	<ul style="list-style-type: none"> • Will it seek to encourage people to use alternative modes of transport other than private vehicle? • Will it contribute positively to reducing social exclusion by ensuring access to jobs, shopping, leisure facilities and services? • Will it reduce the need to travel? • Will it lead to the integration of transport modes? • Will it improve rural public transport? • Will it promote the integration of sustainable school travel and transport? • Will it reduce commuting? • Will it increase the proportion of freight transported by rail or other sustainable modes? • Will it maintain and improve access to key services and facilities for all sectors of the population? • Will it reduce journey times? 	<ul style="list-style-type: none"> ☐ Network performance on roads ☐ Public transport routes and frequency ☐ Proportion of new development within walking distance of key services ☐ Public transport punctuality and efficiency ☐ Provision of key infrastructure projects (Essex County Council) ☐ Extent of cycle lanes

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Is Policy clear and cogent on the requirements of developers in adequately identifying any impacts on a site level? 	
<p>11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space</p>	<ul style="list-style-type: none"> • Access to services such as education, healthcare and jobs, and other amenities • Reducing the need to travel • Access to natural greenspace • Self-sustainability (little need to out commute for jobs and services) 	<ul style="list-style-type: none"> • Will it contribute positively to reduce social exclusion by ensuring access to jobs, shopping, services, and leisure facilities for all? • Will it improve access to jobs, shopping, services, and leisure facilities? • Will it reduce the need to travel? • Will it increase traffic in rural areas? • Does it protect or increase village facilities? • Will it lead to the integration of transport modes? • Does it seek to concentrate development and facilities in town centres or where access via sustainable travel is greatest? 	<ul style="list-style-type: none"> ☐ Residents’ opinion on availability of open space/leisure facilities ☐ Access to services by public transport, walking or cycling ☐ Public and active travel infrastructure ☐ Indices of Multiple Deprivation – sub-domain scores ☐ Natural England Accessible Natural Greenspace Standards ☐ Recorded traffic flows ☐ KSI casualties for adults and children ☐ Car ownership ☐ Location of site with regards to areas of high deprivation ☐ Loss of key services (Council records)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Will it assist in reducing the number of road casualties and ensure ease of pedestrian movement especially for the disabled? • Will it maintain and improve access to key services and facilities for all sectors of the population? • Will it increase access to the open countryside? • Will it increase access to public open space? • Will it improve access to cultural facilities? • Will it reduce journey times? • Will it help to enhance the connectivity of more remote, rural settlements? 	
<p>12) To reduce levels of deprivation and disparity and social exclusion</p>	<ul style="list-style-type: none"> • The need to reduce inequality and social exclusion • To manage the impact of changing demographics 	<ul style="list-style-type: none"> • Will it reduce poverty and social exclusion in those areas most affected? • Will it reduce benefit dependency? • Does it support the changing population profile of the area? • Will it encourage engagement/participation in community/cultural activities? 	<ul style="list-style-type: none"> o Long term unemployment rate o Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country (Index of Multiple Deprivation) o Ageing population

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Will it contribute to regeneration activities? • Will it enhance the public realm? 	<ul style="list-style-type: none"> ○ Prevalence of different community groups (cultural and religious) ○ social isolation health indicator
<p>13) To improve the population’s health and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Access and provision of healthcare and social care in line with growth • Needs of an ageing population • Needs of disabled population • Needs of different community groups (cultural and religious) • vulnerable population groups • Promoting healthy lifestyles 	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to high quality health facilities and / or social care services? • Will it improve air quality? • Will it improve water quality? • Will it increase access to sport and recreation facilities and open space? • Will it encourage healthy lifestyles? • Will it improve services for young people? • Will it improve services for young people? • Will it contribute positively to reducing social exclusion for all members of society? 	<ul style="list-style-type: none"> ○ Healthy Life Expectancy (HLE) ○ Indices of Multiple Deprivation – sub-domain scores ○ Residents’ opinion on availability of open space/leisure facilities ○ Air Quality Management Areas (number and performance) and PM10 emissions ○ KSI casualties for adults and children ○ Natural England Accessible Natural Greenspace Standards (ANGSt) ○ Recorded key offences ○ Location and extent of recreational facilities to development site

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<ul style="list-style-type: none"> • Addressing crime and anti-social behaviour 	<ul style="list-style-type: none"> • Will it ensure access to jobs, shopping, leisure facilities and services is available for all? • Will there be measures to increase the safety and security of new development and public realm? <ul style="list-style-type: none"> ○ Will it encourage healthy lifestyles – expand to support population to adopt positive health behaviours – enable behaviour change through the built environment • is climate resilient and as sustainable and energy efficient as possible to promote healthy environments • Does it seek to reduce inequalities between areas and support cultural identity? • Will it encourage access by walking or cycling, and will it increase the overall rates of walking and cycling? • Does it respond to ageing demographics in all relevant areas of influence throughout the plan period? 	<ul style="list-style-type: none"> ○ Location and extent of accessible greenspace to development site ○ Proximity of site to healthcare facilities ○ Percentage of population obese ○ Condition of residents’ general health (Census - QS302EW) ○ Change in the amount of Accessible Natural Greenspace (Natural England) ○ Level of recorded crime and antisocial behaviour (Essex Police) ○ Participation in local sporting clubs ○ Healthy life expectancy ○ Childhood and adulthood obesity ○ Physical activity ○ Access to greenspace

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Healthy aging environment – where people have the resilience to cope with life’s changes across the life course – such as dementia-friendly environment • Will it encourage healthy lifestyles – expand to support population to adopt positive health behaviours – enable behaviour change through the built environment • Will it contribute to a healthy living environment? (noise, odour etc?) • Will it reduce crime/ fear of crime and anti-social activity? • Will it promote design that discourages crime? • Will it avoid locating development in locations that could adversely affect people’s health? • Will it support those with disabilities? 	
<p>14) To provide appropriate, affordable and decent housing and accommodation to</p>	<p>☒ Ensure the delivery of a sustainable supply of housing to meet needs</p>	<p>☒ Will it provide housing which meets local needs?</p>	<p>☒ House Prices</p> <p>☒ LA dwelling stock below the 'Decent Home Standard'</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
<p>meet existing and future needs of the whole community,</p>	<p>☒ Ensuring the delivery of a mix of housing types and tenures and price-points (including affordable housing)</p>	<p>☒ Will it increase the range and affordability of housing for all social groups to the designated target?</p> <p>☒ Will it reduce the number of unfit homes?</p> <p>☒ Does it allow for homes to be adapted for lifetime use, or make provisions for them to be included in new development?</p> <p>☒ Does it seek to deliver self-build and custom build homes?</p> <p>☒ Does it respond to the needs of an ageing population?</p> <p>☒ Is there scope to deliver the independent living agenda in larger developments?</p> <p>☒ Will it contribute to the delivery of sustainable homes?</p> <p>☒ Are dwellings easily accessed by transport links, jobs, services, commercial areas, and leisure facilities?</p> <p>☒ Will homes be designed to enhance the existing street scene creating a better cultural heritage & public realm?</p>	<p>☒ Indices of Multiple Deprivation Score – particularly Housing and Services Domain and the Living Environment Deprivation Domain</p> <p>☒ Number of affordable dwelling completions</p> <p>☒ Annual dwelling completions (Council records)</p> <p>☒ New homes approved in the monitoring year (council records)</p> <p>☒ Size and age of housing stock</p> <p>☒ Access to sustainable transport links</p> <p>☒ Population projections and forecasts</p> <p>☒ Crime rates</p> <p>☒ Recorded homeless rates (ONS)</p> <p>☒ Net additional dwellings – size, type, affordable (Council records)</p> <p>☒ Number of household headship rates</p> <p>☒ Council Housing Waiting List</p>

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> ☐ Will homes be sufficiently phased during the plan period and beyond in light of the East of England Plan or subsequent targets? ☐ Will homes be supported by adequate greenspace? ☐ Does it make provision for gypsy and traveller, and travelling showpeople accommodation? ☐ Will it contribute to the supply of housing? ☐ Will it reduce homelessness? • Will it contribute not meeting demand for a range and mix of housing including affordable housing and specialist housing? 	
<p>15) To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development</p>	<ul style="list-style-type: none"> • Managing water resources and water quality • Open space • Housing growth to be supported by jobs, and services 	<ul style="list-style-type: none"> • Does it seek to ensure the provision of sufficient infrastructure in line with projected increases in population? • Does it ensure that adequate school expansion, new healthcare and community facilities are provided where the size of housing development requires it? 	<ul style="list-style-type: none"> • Water cycle study • S106 agreement contributions • Transport Assessments • Additional capacity of local schools • Number of GPs and dentists accepting new patients

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<ul style="list-style-type: none"> • Ensuring Health Infrastructure meets local needs • Ensuring education infrastructure meets local needs • Ensuring that local utilities are able to accommodate growth • Foul water disposal / sewerage infrastructure • Transport Infrastructure 	<ul style="list-style-type: none"> • Will water resources be able to accommodate growth? • Does it ensure the reinforcement of wastewater treatment works or the provision of alternatives (where required) to support growth? • Will financial contributions be adequate to provide the necessary infrastructure? • Does it seek to promote the minimisation of waste at its source, and integrate solutions into the design of new development? • Does it ensure that infrastructure /highway improvements will be made (where required) to support growth? • Will it ensure that infrastructure is provided prior to use or through phasing of development? • Will it improve the efficient use of natural resources? 	<ul style="list-style-type: none"> • ANGSt • Amount of waste recycled/landfilled.
16) To improve the education and skills of the population	<ul style="list-style-type: none"> • Delivery of education provision in line with growth 	<ul style="list-style-type: none"> • Does it seek to improve existing educational facilities and/or create more educational facilities? 	<ul style="list-style-type: none"> ☐ GCSE or equivalent performance (Department for Education)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
	<ul style="list-style-type: none"> Matching the skills in the workforce to employment needs 	<ul style="list-style-type: none"> Does it seek to improve existing training and learning facilities and/or create more facilities? Will the employment opportunities available be mixed to suit a varied employment skills base? Will new housing be supported by school expansion or other educational facilities where necessary? Will it improve qualifications and skills of young people and adults? Will it support the provision of an adequate range of educational and child care facilities? 	<ul style="list-style-type: none"> ☐ Level 2 qualifications by working age residents ☐ % (32.8% for Castle Point) of working age population with NVQ level 4+ or equivalent qualification (Census 2021 / LG Inform (Nomis)) ☐ Employment status of residents ☐ Average gross weekly earnings ☐ Standard Occupational Classification ☐ Number of apprenticeship courses on offer
<p>17)To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential</p>	<ul style="list-style-type: none"> Addressing gender wage differences Support and maintain a sustainable local economy 	<ul style="list-style-type: none"> Will it encourage employment and reduce unemployment overall? Does it secure more opportunities for residents, of all abilities, and in all employment sectors, to work in the Borough? Will new housing be supported by adequate local employment opportunities? 	<ul style="list-style-type: none"> Employment land availability Typical amount of job creation (jobs per ha) within different use classes (Council records). Percentage change and comparison in the total number of VAT registered businesses in the area Businesses by industry type Amount of vacant industrial floorspace

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
and place of residence		<ul style="list-style-type: none"> • Will it improve business development, attract investment, and enhance competitiveness? • Does it support small businesses to grow and encourage business innovation? • Will it make land and property available for business development? • Does it prevent further loss of retail and other services to rural areas? • Will it lead to development having an adverse impact on employment for existing facilities? • Will emerging policy ensure there is adequate future provision of Early Years and Childcare? • Will it improve the resilience of business and the economy? • Will it promote growth in key sectors? • Will it improve economic performance in disadvantaged years? 	<ul style="list-style-type: none"> • Amount of high quality agricultural land • Travel to work flows • Employment status by residents and job type • Job densities • Economic activity of residents • Average gross weekly pay • Proportion of business in rural locations • Amount of retail, leisure, and office floorspace in town centres. • Implemented and outstanding planning permissions for retail, office, and commercial use • Number and type of services • Pedestrian footfall count • Number of post offices closed down • Number of village shops closed down

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Will it encourage rural economy and diversification? • Will it encourage indigenous business? • Will it encourage inward investment? 	<ul style="list-style-type: none"> • Number of businesses paying business rates (Council records) • Numbers employed by industry (Oxford Economics - East of England Forecast Model) • % of A1 use class and vacant units in town centres (Council records) • Gender pay gap levels
<p>18) To maintain and enhance the vitality and viability of town and retail centres</p>	<ul style="list-style-type: none"> • Declining high streets and how to enhance town centres and their role. • Competition from neighbouring Boroughs and Districts 	<ul style="list-style-type: none"> • Will it increase vitality of existing towns and local centres? • Does it promote and enhance the viability of existing centres by focusing development in such centres? • Will retailing in town centres be enhanced in areas of identified need? • Will it increase the range of employment opportunities, shops, and services available in town centres? • Will it decrease the number of vacant units in town centres? Will it enhance the local distinctiveness within the centre? 	<ul style="list-style-type: none"> ☐ Employment land availability ☐ Typical amount of job creation (jobs per ha) within different use classes (Council records). ☐ Amount of retail, leisure, and office floorspace in town centres. ☐ Implemented and outstanding planning permissions for retail, office, and commercial use ☐ Number and type of services ☐ Pedestrian footfall count ☐ Number of post offices closed down

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
		<ul style="list-style-type: none"> • Will it enhance the Borough’s potential for tourism? • Does it enhance consumer choice through the provision of range of shopping, leisure, and local services to meet the needs of the entire community? 	<ul style="list-style-type: none"> ☐ Number of village shops closed down ☐ Number of business paying business rates (Council records) ☐ Numbers employed by industry (Oxford Economics - East of England Forecast Model) ☐ % of A1 use class and vacant units in town centres (Council records)
<p>19) To promote the sustainable management of waste</p>	<ul style="list-style-type: none"> • The need to manage waste arisings in accordance with the waste hierarchy • Reducing waste arisings • Pressures from housing and employment growth on waste management 	<ul style="list-style-type: none"> ☐ Will it reduce household waste generated/ head of population? ☐ Will it reduce commercial and industrial waste generated/ head of population? ☐ Will it increase rate/head of population of waste reuse and recycling? ☐ Is Policy clear and cogent on the requirements of developers in ensuring appropriate waste management? 	<ul style="list-style-type: none"> ☐ Estimated household waste produced (Council records) ☐ Estimated quantity of household waste recycled (Council records)

SA Objective	Sustainability Issues(s)	Key Questions – Strategy and Policy	Potential Indicators
<p>20) To ensure that the digital infrastructure available meets the needs of current and future generations</p>	<ul style="list-style-type: none"> • The need to realise opportunities for social inclusion through the provision of improved online services • Support the growth of the digital economy 	<ul style="list-style-type: none"> • Does it seek to ensure that new development benefits from gigabit broadband connectivity? • Will it boost the digital economy? • Does digital technology enhance the retail and leisure offer in the Borough? 	<ul style="list-style-type: none"> ☐ Average Broadband speeds ☐ County records • Data from www.superfastessex.org ☐ Smart cities data ☐ Gigabit broadband coverage

3.2.2 The Policy Appraisal Template

Example of Policy Appraisal Template

Significant effects of Policy X: 'Xxxx'						
		Possible Impact / Effect				
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1:	2:	3:	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough					
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water					
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes					
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.					
5	To contribute to the sustainable use of land.					
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.					
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate					
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.					
9	To maintain and enhance air quality in the Borough and reduce noise pollution.					
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution					

11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space					
12	To reduce poverty, deprivation and social exclusion.					
13	To improve the population's health and reduce health inequalities.					
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.					
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.					
16	To improve the education and skills of the population.					
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence					
18	To maintain and enhance the vitality and viability of town and retail centres.					
19	To promote the sustainable management of waste					
20	To ensure that the digital infrastructure available meets the needs of current and future generations.					
Commentary and Conclusions						

3.3 Assessing Site Options

A separate framework has been devised for the assessment of site allocation options within this SA

The SA objectives remain as defined in the SA Scoping Report.

The indicators have been updated and subject to minor amendment and refinement due to the availability of further information and technical evidence, further consideration and consultation comments.

Urban and rural sites are now assessed on an equal footing and the criteria organized to accommodate and reflect that. In other words, rural sites may typically be assessed poorly for access to services and urban sites may typically be assessed positively for landscape impacts (since it is rarely an issue in an urban context). This allows fair comparisons on a level playing field.

This framework utilises the quantitative evidence gathered in the preparation of the Plan and other effects that can be identified through mapping exercises. Considerations of possible mitigation have also been factored in where relevant and/or appropriate.

3.3.1 The SA Framework (Sites Content)

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
1) To protect, conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	1.1 Proximity to SSSIs	N/a	Over 500m from a SSSI	Within 500m of a SSSI	Site is within a 200m of a SSSI	Site is in or within 50m of a SSSI	Where Applicable Site is within a SSSI, SPA or Ramsar site impact risk zone and would require consultation with NE
	1.2 Proximity to International Sites (SPA and Ramsar)	N/a	Over 500m from a SPA or Ramsar site	Within 500m of a SPA or Ramsar site	Site is within a 200m of a SPA or Ramsar site	Site is in or within 50m of a SPA or Ramsar site	
	1.3 Proximity to the Draft Local Nature Recovery Strategy (LNRS) Interventions	N/A	Site is not defined as a site within the draft LNRS areas		Site is partly in an area defined in the draft LNRS (less than 50% within)	Site is largely within an area defined by the draft LNRS (at least 50% of the site within)	Note the LNRS is draft so all options are questionable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	1.4 Ancient Woodland Root Protection Area Buffer	N/A	Site is located outside of an ancient woodland and 50m buffer area	-/? Site is within 15 to 50m of ancient woodland	Site is within 15m buffer area of an ancient woodland	Ancient woodland on site.	
	1.5 Local Wildlife Sites / Potential Local Wildlife Sites	N/A	Over 100m		Within 100m	On site	Where applicable
	1.6 Priority Habitats		No priority habitats within 1km	Priority habitats 100m to 1000m from boundary	Close proximity to priority habitats (within 100m)	Priority habitats and/or priority/protected species on site (overlapping of at least 1% of site)	
2) To conserve and enhance water quality and resources, and ensure sustainable reuse of water	2.1 Proximity of any water bodies	N/A	Over 100m		Within 100m	On site	Where applicable
	2.2 Within area of Serious Water Stress					Whole District	
	2.3 Capacity at Water Recycling Centre		Available Capacity		Forecast shortfall of capacity	No current Capacity	

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
3) To maintain, conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	3.1 Will any Tree Preservation Orders (TPOs) be affected?	N/A	No TPOs on site or within 50m	-/? TPOs 15-50m from site boundary (Possible risk to root protection areas in some cases)	TPOs adjacent to site (Within 15m)	TPOs on site	-/? -/? TPOs 15-50m from site
	3.2 What area type does the site fall within?	Town centre location	Local Shopping Parade		Suburban area	Rural area (Green Belt)	N/A
	3.3 Relationship to the edge of the urban area? (Combined)	Site is within the urban area and not close to the edge	Site is within the urban area, but on the edge (within 150m of Green Belt)	0/+ Site is urban and adjacent to the Green Belt 0/- Green Belt Rural location >50% of boundary contiguous with the urban edge	Green Belt Rural location 25-50% Contiguous with urban edge	Green Belt Rural location <25% Contiguous with urban edge	

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
				OR Urban that overlaps with the Green Belt by at least 10%			
	3.4 Is the site in the Essex Historic Landscape Area? (Defined in the Essex Historic Landscape Assessment)	N/A	Site is not within the Essex historic landscape area		Site partially within Essex historic landscape area (<50% inside) OR within potential setting issues within 100m of boundary)	Site is within the Essex historic landscape area (50% or more)	-/? Site is 100m – 500m from boundary. Possible setting issues
4) To protect, conserve and enhance land and soils and mineral resources, minimise the loss of agricultural	4.1 Is the site on contaminated land?	N/A	No contamination risks identified		Contaminated land or former landfill on site – affecting small proportion of site.	Contaminated land or former landfill on site – affecting large proportion of site.	Yes / Potential Impact for information only, as commentary in site appraisals

Castle Point Plan: SA and SEA Environmental Report

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
land, whilst reducing land contamination	4.2 Is the site within the mineral safeguarding area?	N/A	Not in mineral safeguarding area		0-50% within mineral safeguarding area	More than 50% within mineral safeguarding area	N/A
	4.3 Agricultural land quality	Urban (80%+)	Grade 4 or 5 (at least 20%)	Grade 3 (<20% of site)	Grade 3 (at least 20% of site)	Grade 1 or 2	
5)To contribute to the sustainable use of land	5.1 Is the site greenfield or brownfield?	Fully Brownfield (100%)	Brownfield 75%+(Less than 25% Greenfield)	50 to 75% brownfield OR 25% -50% greenfield	50% to 75% Greenfield OR 25-50% brownfield	75% to 100% Greenfield 0-25% Brownfield	
	5.2 Green Belt Overlap		Not in Green Belt (or <1%)		Green Belt (1% to 50%)	Yes in Green Belt (50-100%)	
	5.3 Is the site in a Green Belt parcel that strongly meets the purposes?		Not in Green Belt	0/- In Green Belt - Minor meets at least one purpose	In Green Belt - Moderately / meets at least one purpose	In Green Belt - Strongly or very strongly meets at least one purpose	
	5.4 Locally Important Strategic Green Belt Area		Not in Green Belt		In Green Belt but not within a Locally	In a Locally Important Strategic	

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
					Important Strategic Green Belt Area	Green Belt Area	
6) To maintain and enhance the Borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings	6.1 Conservation Area		Site not within a Conservation Area		Site within 100m of a Conservation Area	Site is within a Conservation Area	-? Uncertainty surrounding impacts
	6.2 Listed Buildings	Site brings an "at risk" building off the register	More than 100m from a Listed Building		Site is within 100m of a listed building	Site contains a listed building	Uncertainty surrounding impacts
	6.3 Scheduled (Ancient) Monuments		Site is more than 500m from a Scheduled Monument		Site is less than 500m from a Scheduled Monument	Site is less than 100m from a Scheduled Monument	Uncertainty surrounding impacts
	6.4 Archaeology	N/A	Site is not in the Archaeological consultation zone		Site is in the Archaeological consultation zone (Up to 50%)	Site is in the Archaeological consultation zone (more than 50%)	Uncertainty surrounding impacts
7) To reduce contributions	7.1 Scope to orientate the site		Yes	+ / 0 or - / 0	No		

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
to climatic change by adapting and responding to the implications of a changing climate	layout buildings to facilitate solar panels and promote thermo-efficiency'			Depending on site-specific circumstances			
	7.2 Submitted for Renewable and low carbon energy infrastructure?		Yes	All other sites			
8) To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change	8.1 Surface Water Flooding:		No risk at all on site	Overlap less than 1%	Contains a Potential surface water flooding hotspot –1 to 50% of site	Contains a Potential surface water flooding hotspot – more than 50% of site	
	8.2 Is the site at risk from tidal or fluvial flooding?	Flood defence scheme	Site is 100% within Zone 1 (no flood risk)	Site is 80%-99% within Flood Zone 1 (remainder is Flood Zone 2)	Site contains 1%-to 80% Flood Zone 2 OR 0-10% flood zone 3a/3b.	Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b	Uncertain (to include comment ary in appraisal)
	8.3 Is the site located within	N/A		Site is further than 19m		N/A	Where applicable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	19m of sea defences?			from the sea defences		Site is within 19m of the sea defences	
	8.4 Relationship to Critical Drainage Areas	N/A	Not in Critical Drainage Area		Site is within a Critical Drainage Area (1 to 50% of site)	Site is within a Critical Drainage Area (=>50% of site)	Where applicable
9) To maintain and enhance air quality in the Borough, and reduce noise pollution	9.1 Is the site close to an area identified with having poor air quality?	N/A	Nearest AQ monitor annual average lower than 30No2	Nearest AQ monitor annual average lower than 40No2	Nearest annual average monitor higher than 40No2	Area designated as an Air Quality Management Area (AQMA)	Where applicable
	9.2 Is the site within proximity to waste management facilities?	N/A	Site is beyond 250m of an either existing or allocated site for a waste management facility		Site is within 250m of either an existing or proposed site allocated for a waste management facility	N/A	Where applicable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	9.3 Would the site be affected by noise?	Site would not be affected by noise	Site would be affected by noise at < 54.9 dba		Site would be affected by noise at > 55-69.9 dba	Site would be affected by noise at > 70 dba	Where applicable
10) To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	10.1 Accessibility Zones (Source: Essex CC 2024 Parking Guidance)	Very High (Nowhere in Castle Point)	High	Good	Moderate	Low or Very Low	
	10.2 Access to Bus Stop	Very Good: Within 100m of a bus stop with the most frequent bus service arriving every 0-30 mins	Good: Within 100 to 400m of a bus stop with the most frequent bus service arriving every 0-30 mins OR Within 100m of a bus stop with the most frequent bus service arriving every 31 to 60 mins	Fair: Within 100m of a bus stop with the most frequent bus service arriving less than hourly OR 100 to 400m of a bus stop with the most frequent bus service arriving	Poor: Within 100 to 400m of a bus stop with the most frequent bus service arriving less than hourly OR 400- 800m from a bus service arriving every 31-60 mins	Very Poor: The closest bus stop over 800m away. OR 400- 800m from a bus service arriving less than hourly	Where applicable Note: Account will be had for both directions of bus routes. A site could receive mixed scoring where the bus stop placement for each direction fit

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
				every 31-60 min OR 400- 800m from a bus service arriving every 0-30 mins			different categories
	10.3 Access to Train Station	Within 400m of a train station	Within 800m of a train station		Over 800m to a train station		
	10.4 Is there scope for enhanced urban permeability?	Significant scope to enhance permeability for pedestrians and cyclists (++)/?	Scope to enhance permeability for pedestrians and cyclists (++)/?		N/A Limited scope to enhance permeability for pedestrians and cyclists	No scope to enhance permeability for pedestrian and permeability	Diversion of public footpath or cycleway required
	10.5 Is there scope to introduce or create a higher density mix of	-(++)/? Site is located in a town centre	+ The site is already in mixed use but there is a		-/? The site is currently in single use and lacks	Site proposed to replace mixed use with single use	Where applicable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	<p>uses to sustainably co-locate homes, jobs, community or services?.</p> <p>Note: Scope for mixed uses requires a degree of planning judgement. In addition to town/local centres, areas that may have more scope for mixed use may include:</p> <ul style="list-style-type: none"> * Edge of centre * Redundant of declining commercial/employment areas * Public buildings/community uses with scope for intensification 	<p>or primary shopping area</p> <p>OR</p> <p>The site is already in, and would retain, a mixed use and has scope for an intensification of uses (including residential)</p> <p>OR</p> <p>the use the site has been submitted for and would introduce a mixed use to a site currently of singular use.</p>	<p>lack of scope to intensify this</p> <p>+/?</p> <p>Site has some scope for mixed uses (May already be in low intensity mixed use/,or it may have been proposed for mixed use.)</p> <p>(+/?)</p>		<p>scope to introduce mixed use.</p> <p>OR</p> <p>The site is already in singular use and has been submitted to retain a single use where there is scope for a mixed use</p>		

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	* Rural sites with scope for farm diversification Obstacles to intensification/mixed use may include neighbour issues, constraints, etc						
11) To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	11.1 Is the site close to convenience shops/supermarket?	Site is within 400m of a local parade or town centre with convenience shopping	Site is within 800m of a local parade or town centre with convenience shopping		Site is further than 800m to local parade or town centre with convenience shopping	Replacement of / or loss of shops and services	
	11.2 Is the site close to a Post Office?	Site is within 400m of a Post Office	Site is within 800m of a Post Office		Site is further than 800m to a Post Office	Replacement of / or loss of a Post Office	
	11.3 Is the site close to a Pub, Bar or Inn?	Site is within 400m of a Pub/Bar	Site is within 800m of a Pub/Bar		Site is further than 800m to a Pub/Bar	Replacement of / or loss of a Pub/Bar	

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	11.4 Will the site see a loss of local open space?		Proposals include local open space	No loss of local open space	Loss of open space (Less than 5% of site area)	Significant loss of local open space (More than 5% of site area)	Uncertain
12) To reduce levels of deprivation and social exclusion	12.1 Is the site close to employment opportunities?	Within 400m of both a town centre, and a designated employment area	Within 400m of either a town centre, or a designated employment area	Within 800m of both town centre and a designated employment area	Within 800m of either a town centre, or a designated employment area	More than 800m from either a town centre,-or a designated employment area	Where applicable
	12.2 Community uses	An increase of community uses on site, in a suitable location. (++)/? question mark until confirmed	An existing community use site maintained, with no net loss of community use. OR More minor benefits to community use	The site does not currently host a community use, and it is not likely of providing a community use.	Some likelihood of reduced community uses in the area.	A major Risk/Reduction /Loss of community uses in the area	Where development is speculative as the site has no submitted uses, '?' will be used with other scoring results.

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
			OR some likelihood of increased community use.				
13)To improve the population’s health and wellbeing and reduce health inequalities	13.1 Does the site meet Natural England’s ANGSt Standard?	Site conforms to 4 in 4 of ANGSt criteria		Site conforms to 3 in 4 of ANGSt criteria	Site conforms to 2 in 4 of ANGSt criteria	Site conforms to one or less of the ANGSt criteria	Neutral Site conforms to 3 out of 4 of the ANGSt criteria
	13.2 Is the site within close proximity of a GP surgery?	Site is within 400m of a GP surgery	Site is within 800m of a GP surgery		Site is further than 800m to a GP surgery	On site of current GP surgery -risk of loss.	Uncertain
	13.3 GP Surgeries Capacity		Spare Capacity		Over Capacity		
	13.4 Does the site provide new, or result in the loss of existing, GP floorspace	Site provides a new GP surgery	Site provides some additional GP floorspace	No change	Site removes some GP floorspace	Site results in loss of GP surgery Where a site hosts a GP surgery currently, but the submitted use is unclear	Uncertain

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
						as to whether this is likely to be retained, it will be marked -/?	
	13.5 Proximity to Pharmacy	Site is within 400m of a Pharmacy	Site is within 800m of a Pharmacy		Site is further than 800m to a Pharmacy	N/A	Uncertain
	13.6 Proximity to Dentist	Site is within 400m of a Dentist	Site is within 800m of a Dentist		Site is further than 800m to a Dentist	N/A	Uncertain
	13.7 Proximity to Leisure Centre	Site is within 400m of a Leisure Centre	Site is within 800m of a Leisure Centre		Site is further than 800m to a Leisure Centre	N/A	Uncertain
14) To provide appropriate, affordable and decent housing and accommodation in alignment with the findings of the Castle Point Local Housing	14.1 Potential to meet local thresholds for affordable housing and affordable home ownership Notes: Partially based on emerging Policy Hou2 –partially		+/? Would meet threshold to provide affordable housing: A site of 0.5 ha or more or suitable for 10 or more homes.	+/- If a rural site meets the threshold 50dph but below the threshold at 30dph OR If an urban site is a negative once	-/? A site of less than 0.5ha and/or cannot host 10 dwellings or more so falls below the affordable housing threshold		Where applicable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
Needs Assessment 2023 (LHNA) to meet existing and future needs of the whole community,	<p>depends on BF/GF status and assumed density, as well as site size.</p> <p>Rural assumes 50dphh Indicator assumes sites would be residential</p> <p>SLAA – Using: - ‘suitable-area’ - SLAA - urban ‘capacity @100% resi’ - SLAA – GB ‘Capacity @50dph’</p> <p>Question mark because final numbers will depend on wider factors beyond this indicator, i.e. site constraints, final planning approvals, etc</p>		(source SLAA).	there is an assumption of mixed use in line with policy thrust, but positive at wholly residential			

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
15)To promote the efficient use of resources, including land and ensure the necessary infrastructure to support sustainable development	15.1 Electricity Infrastructure		Yes, capacity available now and for forecast future		Negative demand headroom in local substation now		Possible Negative demand headroom in local substation from 2035 onwards (source IDP baseline)
	15.2 Gas Infrastructure		Yes, capacity available now and for forecast future		Negative demand headroom in local substation now		Area-wide situation unclear based on IDP Baseline Review.
16)To improve the education and skill of the population	16.1 Is there a surplus of primary school places in nearby schools? Sources: Commissioning School Places in Essex (per school: Forecast Surplus Deficit including	Significant surplus of spaces in local area	Small surplus of spaces in local area		No surplus of spaces in local area	Significant shortage of spaces in the local area	For information only – Site would require additional place(s)

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	adjustment for new housing). ECC Developer’s Guide to Contributions 2023						
	16.2 Distance to Primary School	Within 400m	Within 800m		Over 800m		
	16.3 Is there a surplus of secondary school spaces in nearby secondary schools? Sources: Commissioning School Places in Essex (per school: Forecast Surplus Deficit including adjustment for new housing). ECC Developer’s Guide to	Significant surplus of spaces in local area	Small surplus of spaces in local area		No surplus of spaces in local area	Significant shortage of spaces in the local area	For information only – Site would require additional place(s)

Castle Point Plan: SA and SEA Environmental Report

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	Contributions 2023						
	16.4 Distance to Secondary School	Within 400m	Within 800m		Over 800m		
	<p>16.5 Is there a surplus of spaces in local Early Years and Childcare provision?</p> <p>ECC preferred thresholds for new school provision. Early years and Childcare threshold – 0.09 additional places per new house</p>	Significant surplus of spaces in local area	Small surplus of spaces in local area	No shortage of spaces in local area	Shortfall of Provision	Significant shortage of spaces in the local area	For information only – Site would require additional place(s)

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
	and 0.045 additional spaces per new flats.						
	16.6 Distance to Further Education	Within 400m	Within 800m		Over 800m		
17) To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to	17.1 Is the site within proximity to a designated employment area?	Site is within 100m of a designated employment site	Site is within 250m of a designated employment site	Site is within 800m of a designated employment area	Site is beyond 800m of a designated employment site	Site is beyond 2000m of a designated employment site	Where applicable
	17.2 Is the site proposed for employment? (Including mixed use sites in centres)	Site is proposed for employment	Site is proposed for mixed-use development which includes some degree of	Where the site has been submitted for 'Other' or 'Unknown' uses (0/?)	Not proposed for employment		Add question marks where is a risk, but not confirmed

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
satisfying work appropriate to their skills, potential and place of residence			employment usage				
	17,3 Will there be a potential loss or gain of employment land/uses?	The site has been submitted for and would create new employment land and/or uses	Site already hosts employment land and/or uses - with scope to increase these OR The site does not currently host employment uses and/or land but there MAY be scope to provide such.	Site already hosts employment land and/or uses - with no scope to increase these	Site does not currently host employment uses and/or land with no scope to create these OR The site does not currently host employment uses and/or land and has not been submitted to provide such OR	The site would see a loss of employment land and/or uses	Where applicable

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
					The site hosts employment uses and/or land, but this MAY be under threat or reduced		
<p>18)To maintain and enhance the vitality and viability of town and retail centres</p> <p>For the sake of this criteria, town centre functions include but are not limited to:</p> <ul style="list-style-type: none"> • Retail • Office • Food and drink 	18.1 Relationship to town centre location	The proposal is for town centre functions and within a defined town centre	The proposal is for mixed-use development within a defined town centre	<p>The site is not within a town centre and is not for town centre functions (0) OR</p> <p>The site is within a town centre, but it is unknown whether it would host town</p>	The proposal is for town centre functions that are not well related to the defined town centre	The site is for residential development in a defined town centre	

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
establishments				centre functions. (0/?)			
	18.2 Does the proposal promote and/or change the amount of retail / town centre floorspace in the primary shopping area and/or town centre?	The proposal would increase town centre uses within a town centre OR The proposal would increase retail floorspace within a primary shopping area	0/+ The site is not within a town centre or primary shopping area and would not increase town centre functions and/or retail floorspace.	The site is within a town centre or primary shopping area, but it is unknown whether it would host retail floorspace or town centre functions (0/?) OR	The proposal is for town centre functions and/or retail floor space but not located within a town centre or primary shopping area.	The proposal would decrease town centre uses within a town centre OR The proposal would decrease retail floorspace within a primary shopping area	The site is not within a town centre or primary shopping area and it is unknown whether it would host retail floorspace or town centre functions
	18.3 Does the site support sufficient parking to ensure visits to, and continued viability of town centres?	Proposal increases public parking provision	A likelihood the proposal would maintain the existing public	The site is more than 400m from a town centre and therefore any change	The site does not host public parking facilities currently and it is	Proposal removes parking provision	Unknown impact on parking

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
			parking provision (+/?)	in parking is unlikely to affect visitation to the town centre OR No change to public parking provision	unlikely a proposal would provide any parking facilities (0/-) OR The site is in, or within 400m of, a town centre and does not currently host public parking facilities and has not been submitted to provide parking facilities (-) OR A likelihood the proposal		

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
					would reduce the existing parking provision (-/?)		
	18.4 Does the site improve to the public realm in the town centre or primary shopping areas?	N/A	Public realm improvements proposed	No public realm improvements proposed	N/A	Site decreases public space within the centre	Sites given N/A if not within a town centre Unknown impact on public realm
19)To promote the sustainable management of waste	19.1 Is a household waste and recycling centre within a close proximity of the site?	N/A	Within 1km		Beyond 1km	N/A	N/A

SA Objective	Site Criteria	Significant Positive (++)	Positive (+)	Neutral (0)	Negative (-)	Significant Negative (--)	Uncertain Unknown (?)
20)To ensure that the digital infrastructure available meets the needs of the current and future generations	20.1 Fibre broadband availability	Ultrafast on site (>100Mbps);	Ultrafast in area adjacent to site OR Superfast on site – between 24Mbps and 100Mbps	Superfast in area adjacent to site – between 24Mbps and 100Mbps OR Less than 24Mbps on site	Less than 24Mbps in area adjacent to site	No broadband coverage in area adjacent to site	Where applicable

4. The Assessment of the Plan Policies, Strategy & Reasonable Alternative Options

4.1 Introduction

The following sub-sections summarise the impacts highlighted within the appraisal of each element of the Plan. This responds to an appraisal of policies, including the site allocations, within the Plan.

The Plan's chapters all represent a different theme or requirement of Local Plans. This SA assesses each chapter, including all policies and relevant supporting text and reasoned justification, as well as alternative approaches where deemed 'reasonable' i.e. realistic and distinctly different from the preferred approach. The Plan chapters are assessed chronologically in this Section in the order they are presented in the main plan:

Consideration of the effects predicted to arise from the 'whole Plan' i.e. the Plan's Chapters when taken into account collectively, is made within this report as part of the reports' cumulative assessments and conclusions.

4.2. Methodology behind the Assessment of Policies and Reasonable Alternatives

4.2.1 SA Framework and Indicators

The policies are assessed against the SA Framework and twenty objectives, drawing on the issues identified in the SA Scoping Report.

4.2.2 Relationship to the Strategic Development Options in the Scoping Report

This section builds upon the development strategy options that were subject to initial assessment through the SA Scoping Report. For example, Policy SP3 options 1, 2a/2b and 3 continues on from Scoping Report, development strategy options 1a, 2a and 3 respectively. While Scoping Report option 1b has been expressed in Policy E1 options 1 and 2.

Assessment options and conclusions have evolved since the Scoping Report due to several factors, such as emerging evidence and factors of consideration, the emergence of wider comparisons, as well as detailed site-based analysis revealing more detail regarding constraints, etc.

4.2.3 Relationship to Assessment of Reasonable Alternative Option Sites (Section 5 of this SA)

The assessment of reasonable alternative option sites (Section 5) was an assessment of all reasonable alternative sites. These were assessed predominantly against mathematically measurable indicators (e.g. distances and overlap with planning constraints). There were generally several indicators for each of the twenty objectives, ensuring a very thorough assessment. However, only a fraction of the sites assessed in Section 5 have been allocated in the Plan and continued to be also assessed as a policy in this section 4.

Within the SA assessment of site allocation policies in this section 4, the multiple indicators evaluated in section 5 are distilled into a single overarching assessment against the SA objective. Inevitably a degree of planning judgement is applied and not all factors may be weighted equally. For example, under objective 11 access to convenience shopping may be weighted to be of more significance than access to pubs/bars, albeit both services make a contribution to local community life. Similarly, under objective 16 access to primary education is arguably of greater significance than other forms of education (e.g. higher education) since there is a greater expectation that primary provision will be provided locally and within walking distance. There are many other examples.

The assessment of non-allocation policies similarly draws on a range of factors that are aggregated into an overall conclusion for each objective.

4.2.4 Urban Areas

Where the policies and options refer to the Urban Area, meaning the four towns of Benfleet, Canvey Island, Thundersley, and Hadleigh, as well as the settlement of Daws Heath. Anything outside the Urban Area is in the Green Belt, sometimes referred to as the 'rural' area.

4.2.5 Evidence Informing the Spatial Strategy and Strategic Policies

Appendix 1 outlines the plans, policies, programmes, reports, assessments and data sources that have informed the spatial strategy and strategic policies.

4.3 Castle Point's Spatial Strategy and Strategic Policies and Options

The opening chapter of the Plan contains four policies related to the spatial strategy and strategic policies. These policies are:

Castle Point's Spatial Strategy and Strategic Policies

SP1	Supporting Enhancement of the Borough's Green Spaces
SP2	Making Effective Use of Urban Land and Creating Sustainable Places
SP3	Meeting Development Needs
SP4	Development contributions

The assessment of each follows in the tables below.

Policy SP1 'Supporting Enhancement of the Borough's Green Spaces': Significant Effects and Alternative Options

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	--	-	Key commitments to preserve and enhance key habitats and species in this policy, including connecting ecosystems via the network of green lungs and corridors across the borough. The alternative options to the policy are clearly comparatively negative.

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+	-	-/?	<p>Castle Point is within a water stress area, so water resources need to be managed borough wide.</p> <p>In addition, the impact on international sites from changes in water quality as a result of new development and greater pressure on water treatment services needs to be considered via the HRA. Increased use of water sources by a Local Plan has the potential to affect terrestrial habitats. Excessive abstraction from underlying aquifers could cause a lowering of the water table and affect the water quality of sensitive wetland habitats.</p> <p>The policy is beneficial because it commits to protecting protected habitats.</p> <p>In addition to development that may have an impact pathway on international sites, areas of sewerage flooding risk are also a risk factor, that will need to be managed in partnership with the appropriate agencies. Anglian Water Services Ltd show that there is a high frequency of sewer flooding incidents in the CPBC study area. The majority of the sewer flooding events have taken place in the north west of Canvey Island and North Thundersley. The SFRA also identifies that combined sewer outfalls from the treatment works are likely contributing to reduced water quality</p> <p>The SFRA stage 1 notes that Green Infrastructure ' can improve accessibility to waterways and water quality' (Para 5.3.22), so the aims of the preferred policy in promoting and enhancing GI will likely have a beneficial effect on water quality. Conversely, significant levels of development in the GI corridors may have a detrimental effect.</p> <p>On-site SuDS may be a mitigation that benefits water quality by reducing pollution. SuDS techniques can be used to reduce the rate and volume and improve the water quality of surface water discharges from sites to the receiving environment (i.e. natural</p>

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
					watercourse or public sewer).
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+ /?	--	--	The borough's landscapes are intrinsically tied up with the Green Belt designation and purposes. Similarly, its coastal areas are very much linked to the international and SSSI designations. The policy is generally positive, though references to leisure infrastructure, improved access and enjoyment by visitors will need careful interpretation to avoid conflicting goals, hence the question mark alongside likelihood of positive impacts from the preferred policy.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	+ /?	- /?	--	Agricultural land and soils are more likely to be preserved as a result of this policy which recognise the value of their locations. As with objective 3 there is an element of uncertainty - The policy is generally positive, though references to leisure infrastructure, improved access and enjoyment by visitors will need careful interpretation to avoid conflicting goals, hence the question mark alongside likelihood of positive impacts from the preferred policy.
5	To contribute to the sustainable use of land.	++	--	--	This policy protects greenspaces and helps prioritise the development of previously developed land and/or makes use of existing buildings, services and infrastructure.
6	To maintain and enhance the borough's cultural heritage assets	0	0	0	Not directly relevant, although the archaeological and heritage assets and their settings predominantly coincide with the boroughs greenspace.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
	and areas, assets of historical and archaeological importance and their settings.				
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+ /?	-	- /?	There may be multiple benefits from the policy towards this objective, some indirect. These may include preserving connecting ecosystems, benefitting ecosystem services, habitat resilience and natural capital, preserving local agricultural land and reducing heat island effects, and reducing the need to travel by providing local greenspace and leisure opportunities.
8	To adapt and respond to reduce vulnerability and increase	+	-	- /?	This overlaps significantly with the analysis of other objectives, including 2, 5, 7.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
	resilience to extreme weather events and flooding which may be caused by climate change.				
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+	-/?	-	There are benefits from this policy towards this objective, some indirectly. Maintaining green lungs and green infrastructure is beneficial for air quality. Promoting walking and cycling and local leisure opportunities may help reduce road traffic.
10	To reduce the need to travel and promote and encourage the use of sustainable and active	+	0	-	Promoting walking and cycling connectivity and local leisure opportunities may help reduce road traffic,

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Sacrifice habitats	2: Develop the Green Belt	
	alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution				
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ /?	0	0	Promoting walking and cycling connectivity, although benefits may be marginal if routes are primarily recreational.
12	To reduce poverty,	0	0	0	No likely significant effects.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Sacrifice habitats	2: Develop the Green Belt		
	deprivation and social exclusion.				
13	To improve the population's health and reduce health inequalities.	+	-	-	Provision of green infrastructure and contact with nature is linked to health and wellbeing.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	No likely significant effects.
15	To promote the efficient use of	0	0	0	No likely significant effects.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Sacrifice habitats	2: Develop the Green Belt		
	resources and ensure the necessary infrastructure to support sustainable development.				
16	To improve the education and skills of the population.	0	0	0	No likely significant effects.
17	Sustainable employment provision, economic growth, helping people gain access to satisfying work appropriate to their skills,	0	0	0	No likely significant effects.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective	Preferred Policy	Alternative Options		Commentary
		1: Sacrifice habitats	2: Develop the Green Belt	
	potential and residence.			
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future	0	0	No likely significant effects.

Castle Point Plan: SA and SEA Environmental Report

Sustainability Objective	Preferred Policy	Alternative Options		Commentary
		1: Sacrifice habitats	2: Develop the Green Belt	
	generations.			
Commentary and Conclusions	The policy is beneficial and clearly the more sustainable option in comparison to the alternative options identified.			

Policy SP2 'Making Effective Use of Urban Land and Creating Sustainable Places': Significant Effects and Alternative Options

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'					
Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Protect the existing character of urban areas	2: Don't support mixed use development	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough.	+	0	0	Supports the enhancement of the green infrastructure network.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water.	0/+	0	0	Marginal benefits, promoting infrastructure, high standards of sustainability and green infrastructure. Not considered to reach the threshold of significance
3	To conserve and enhance the quality and local distinctiveness of the	-	+	?	The policy, with its emphasis on optimising densities in urban areas seems likely to alter the established townscapes in central area. This could be at least partially mitigated via high design standards and/or design codes. Option 1 may be preferable in this regard. Option 2 may be either positive

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	Borough's landscape character and townscapes.			or negative depending on the uses and the location.	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+/?	-/?	0	The policy focus on urban areas may reduce development pressure on agricultural land and is likely to be preferable to option 2, albeit the benefits are indirect.
5	To contribute to the sustainable use of land.	+	0	+/?	Prioritises brownfield over greenfield development. Promoting mixed use development may make marginal benefits in more efficient and flexible use of land.
6	To maintain and enhance the borough's cultural heritage assets	-/?	+	0	Supporting high densities and intensification comes with some risk of negative impacts upon the setting of historic assets.

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	and areas, assets of historical and archaeological importance and their settings.				
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate.	+ / ?	0	0	Marginal indirect benefits likely via focussing growth near local services and the associated reduction of the need to travel.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused	+	0	0	Promotes high standards of sustainability within design and construction. Promotes environmental benefits of green infrastructure.

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	by climate change.				
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	?	0	0	Possibility of either positive or negative impacts. Promotion of living in locations accessible to local services may reduce car reliance but will also increase level of residential within locations that are currently most prone to noise and risk of air pollution.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and	+ / ?	0	0	Possibility of either positive or negative impacts. Promotion of living in locations accessible to local services may reduce car reliance but will also increase level of residential within locations that are currently most prone to noise and risk of air pollution.

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	mitigate air pollution.				
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space.	+	0	0	Policy supports sustainable locations, co-locating homes, jobs and services as well as high levels of accessibility to services.
12	To reduce poverty, deprivation and social exclusion.	+ / ?	0	0	Regeneration of central areas may have marginal benefits.
13	To improve the population's health	0	0	0	Any benefits are likely to be marginal and not significant,

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	and reduce health inequalities.				
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	0	0	Likely to increase the number of homes built.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+	0	0	Housing growth supported by local services in locations where there is likely to be existing infrastructure
16	To improve the	0	0	0	No likely significant effects.

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Protect the existing character of urban areas	2: Don't support mixed use development		
	education and skills of the population.				
17	Sustainable employment provision, economic growth, helping people gain access to satisfying work appropriate to their skills, potential and residence.	+	0	-/?	Policy may help create more economically viable centres. Support for mixed use may benefit economic uses.
18	To maintain and enhance the vitality and viability of town and retail centres.	++ /?	0	?	Likely benefits for town centres, although slight risk that growth will be overly focused on residential at the expense of commercial services. Supporting mixed use development may be either positive or negative depending on the uses developed/replaced.
19	To promote the sustainable management of waste.	+ /?	0	0	Possible indirect benefits for sustainable management of waste in an efficient way from central locations.

Significant Effects of Policy SP2: 'Making Effective Use of Urban Land and Creating Sustainable Places'

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Protect the existing character of urban areas	2: Don't support mixed use development	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	+ /?	0	0	Possible indirect benefits via concentrating growth in central location where digital infrastructure is likely to be of good standards.
Commentary and Conclusions		<p>Overall, this is generally a positive policy, although there is some risk to townscapes, prevailing character and heritage assets. Alternative option 1 is a beneficial option in many ways, It ensures the sensitive preservation of townscapes, prevailing character and heritage assets.</p> <p>Not supporting mixed use (alternative option 2) is of limited benefits in sustainability terms.</p>			

Policy SP3: 'Meeting Development Needs': Significant Effects and Alternative Options

The four Policy SP3 options are:

1: Preferred Policy: Limit new development on brownfield sites within the urban area. No Green Belt Allocations

2a: Release a limited number of approximately 5 Green/Grey Belt sites

2b Release a larger number of approximately 10 larger Green Belt sites

3: National Standard Method target which equates to 701 (686 March 2025 updated figure) per annum) over the plan period (11,662 over period 2026-2043)

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
1. To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+/-	-	--	--	<p>It is important to note at the outset that these assessments are broad-brush, macro and relative. The reality is that many of the individual sites have ecological impacts, even those that contribute just towards option1 'Non-Green Belt allocations, and even those within the urban area.</p> <p>Inevitably this assessment is a broad summary of overall 'cumulative' options at this time, drawing broad conclusions based upon analysis of the Council's evidence base and wider analysis within this SEA/SA Report.</p> <p>Broadly speaking the ecological impacts will be proportionally greater with a higher development levels and land-take, particularly greenfield land-take.</p> <p>However, even urban sites risk some impacts due to the presence of wildlife designations and protected species / habitats. This may be at least partially mitigated by urban greening features within new developments (more so in brownfield urban centre sites) that contribute to enhancing biodiversity through site and building design, thus making space for nature within the built environment</p> <p>The greenfield Green Belt sites coincide more significantly with the areas of priority habitat (protected by the 2006 NERC Act), ancient woodland and statutory and non-statutory designations predominate.</p> <p>Option 2a would see sites developments overlapping with Local Wildlife Sites, Priority Habitats and Ancient Woodland.</p> <p>Conserving, enhancing and avoiding disturbance to pre-existing on-site habitats and species remains a priority and this assessment is undertaken in that light. In most cases, biodiversity net gain is a tool to mitigate this (though in its comparative infancy in terms of implementation and facing the possibility of being watered down at national level) which in some cases may be achieved off site, though not necessarily within the Borough's limited 17 sq. mile range. The 'mitigation' of BNG is in the context that</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
					<p>habitats and species may take decades or more to become established and reach a stage of ecological maturity (500 years in the case of ancient woodland). Therefore, this assessment is based on the well-established sequential steps of the mitigation hierarchy - avoid, minimise, rehabilitate/restore and finally offset as a last resort.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Functionally Linked Land, non- recreational and water quality (Windfall sites on Canvey Island), recreational disturbance and air quality.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs'

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
2. To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	--/?	--/?	<p>There are numerous watercourses across the Borough, including ponds, streams and natural drainage channels. The Borough is at comparatively high risk of flooding (particularly Canvey Island) and most of the mainland is classed as a critical drainage area. Therefore, there are risks from development to existing watercourses, surface water run-off has the risk of affecting existing water courses. In many cases these risks can be mitigated by successful implementation of SuDS.</p> <p>Essex and Suffolk Water (ESW) supply potable (drinking) water to Castle Point. The Borough sits within ESW's Essex Water Resource Zone (WRZ). Reservoirs at Hanningfield and Abberton provide potable water for the area. 40% of drinking water in Essex is imported from sources outside the County. The Environment Agency (EA) has declared Essex as a Seriously Water Stressed Area. The Water Strategy for Essex (2024) sets out 30 actions to address water issues in the County over the next five years which involve reducing water demand, changing land use and alternative supply. The scale of growth in all the options would impact the potable water network, given Hanningfield Reservoir currently has limited available capacity (as existing). The strategic mains system already experiences capacity issues, particularly during emergency works. Proposed growth will exacerbate this issue. Essex and Suffolk Water has identified infrastructure improvements across each of the three scenarios. These improvements include mains rehabilitation works, mains reinforcements, and mains duplication from Bowers reservoir to ensure supply is maintained and to avoid back-feeding from Benfleet during emergency work. Specific costs are yet to be identified for these improvements.</p> <p>Canvey WRC discharges into the River Thames approximately 2km upstream of the Benfleet and Southend Marshes Special Protection Area (SPA) / Ramsar site. Benfleet WRC discharges into the Benfleet approximately 3.5km upstream of Management Unit 6 of the Benfleet and Southend Marshes Site of Special Scientific Interest (SPA) / Ramsar site. Anglian Water is planning a 25% infiltration reduction for Benfleet WRC in its 2050 strategy. Southend WRC discharges treated water into local</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
					<p>waterways, however a number of incidents in recent years has led to untreated wastewater being discharged into the sea. The HRA has screened Plan policy SP3 in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including water quality, so even option 1 preferred policy has inherent risks.</p> <p>Option 2a would see sites developments where water courses are present on site.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
3. To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	-	--	--	<p>Inevitably, the higher development options would require more greenfield and Green Belt land that would impact upon the Borough's valued and historic landscapes. Most of the Green Belt meets at least one Green Belt purpose to a strong degree according to the current evidence.</p> <p>This harm would be permanent, cumulative (from adjacent settings) and could not be mitigated since landscape loss would be permanent from options 2a, 2b and 3. Even option 2a would see development on Green Belt sites with Landscape Sensitivity assessed as 'High-Medium' or 'Medium' and multiple TPOs on site.</p> <p>There would also be a synergistic component, progressively more harmful from option 2a through 2b to the most extreme with option 3. In other words, as the green belt and landscapes were to become progressively more fragmented the integrity and openness of the remaining areas may cease to function to the extent that the designation may become effectively meaningless and obsolete. Negative risks include urban sprawl and settlement coalescence.</p>
4. To protect, conserve and enhance land, soils and mineral resources, minimise the loss of	0	-	--	--	<p>Inevitably, the higher development options would require more greenfield and Green Belt land that would impact upon the Borough's soils and agricultural land, much of which is better quality grade 3. Even option 2a would contain sites that are agricultural land quality grade 3.</p> <p>This harm would be permanent and could not be mitigated.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
agricultural land, whilst reducing land contamination					
5. To contribute to the sustainable use of land.	0	-	--	--	<p>Inevitably, the higher development options would require more greenfield and Green Belt land, although even option 2a would require the inclusion of sites that mostly meet the green belt purposes to a moderate extent and some areas that are within defined 'Locally Important Strategic Green Belt Areas'</p> <p>Evidence shows that the majority of Castle Point's green belt parcels of land meet at least one green belt purpose to a strong or very strong extent.</p> <p>This harm would be permanent and could not be mitigated.</p>
6. To maintain and enhance the borough's cultural heritage	-/?	-/?	--/?	--/?	<p>The Borough has some heritage assets (scheduled monuments, listed buildings, conservation areas, etc) and these impact upon urban as well as rural areas.</p> <p>Higher density development and/or significant development in the Green Belt, would have progressively higher risks and may be more challenging to fully mitigate through good design.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
assets and areas, assets of historical and archaeological importance and their settings.					
7. To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0/-?	-/?	--/?	--/?	<p>Whilst the emerging plan contains policies promoting zero-carbon and other sustainable measures, Increased populations would inevitably result in increased emissions, despite the policies promoting mitigation. There are linkages between vehicle use and associated CO2 emissions, in addition to poorer air quality. Embodied carbon, i.e., CO2 emissions from production of materials and their transportation in manufacturing is also a factor of concern. Carbon use is however, reducing due to sustainable transport patterns and more efficient technology.</p> <p>Options for sustainable transport are limited and development is likely to remain largely car dependent. Development on agricultural land damages long-term food security. Loss of greenfield land and impacts upon habitats harms ecosystem services, and loss of trees is a climate change impact. Effects are considered to be progressively more severe from 1 through 2a, 2b to 3.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
8. To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0 /?	- /?	-- /?	-- /?	<p>The Borough is located on the northern coast of the Thames Estuary and as such is generally at high risk of flooding due in particular to rising sea levels and more intense rainfall. Canvey is entirely within flood zone 3, although mitigated by coastal defences, some long-term risk remains (including to urban brownfield sites)</p> <p>Other parts of the Borough are also within flood zones 2/3. There is a risk of flooding in the urban areas generally from surface water due to more intense rainfall.</p> <p>Much of the mainland is within the Critical Drainage Areas. Some flood mitigation projects are identified within the IDP.</p> <p>Although the risks are greater with larger scales of development, even option 2a would likely include areas of flood risk</p> <p>The risks of flooding in urban areas may be exacerbated by a predominance of impermeable surfaces which reduces the ability of land to absorb water and so the risk of flooding may increase in more urban areas, particularly if development places pressure on existing areas of green space that could otherwise help absorb flood water. Mitigations, in the form of SUDs can be introduced to the design of new development to reduce risks of flooding. However, the national sequential test steers development to areas with the lowest flood risk in the first instance.</p> <p>Option 1 presents the lowest scale of development, and which will likely be comparatively mixed use compared to the alternatives and is the preferable option.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
9. To maintain and enhance air quality in the Borough and reduce noise pollution.	0/-?	0/-?	--/?	--/?	<p>Noise may be an issue particularly from more intensive development in urbanised settings. The small size of Castle Point and the prevalence of strategic roads ensure that noise related impacts can be expected to be experienced from any development sites, particularly along A roads. Although no specific impacts are identified for this alternative, mitigation can be ensured for all options on a case by case basis and in line with the Plan’s policy content.</p> <p>Air quality effects can be expected to be negative in relation to all options as a result of the level of growth within the Plan area, the small size of Castle Point and the presence of many strategic roads in the Borough. Development in the urban areas are more likely to have adverse effects on air pollution than the other alternative Green Belt scenarios, although higher development scenarios will be seeing high development in both urban and green belt areas.</p> <p>Building design standards may also contribute to mitigating poor air quality. Further mitigation to reduce impacts may result from enhanced active travel infrastructure and sustainable public transport to encourage a move away from the use of the private vehicle. However, generally urban areas have good access to public transport and as various services and facilities are within proximity of one another, can be easily accessed via walking and cycling. The range of services and facilities also helps minimise reliance on the private car to travel elsewhere to reach certain amenities.</p> <p>The HRA has identified potential impacts from air quality to international sites as a result of this policy.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
10. To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+?	-	--	--	Options for sustainable transport are limited and development is likely to remain largely car-dependent. Transport projects in the IDP are largely highways improvements. Green Belt development would exacerbate the car-dependency issue as these would be less well served by bus services and more remote from existing services. Development focused on existing centres may help facilitate this objective, by locating residents close by existing services and existing sustainable transport options.

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
11. To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+/-	-	--	--	<p>Green Belt development would exacerbate the issue of sustainable access to services, not all of which would be providable on site.</p> <p>Development focused on existing centres may help facilitate this objective for most services</p> <p>However, there are pre-existing open space deficits that will be difficult to fully address, e.g. six wards in the Borough have no access to youth play space.</p> <p>The IDP shows that implementation of option 1 already requires 494,162sq.m of open space (with a maintenance cost of £773,350 p/a) and options 2a, 2b and 3 will require progressively more. There are additional demands for pitches and halls, also building upon pre-existing deficits.</p> <p>Developer’s contributions to address this will be competing with a limited pot that also serves wider needs, e.g. health, education, affordable housing, etc</p>
12. To reduce poverty, deprivation and social exclusion.	+ /?	+ /?	+ /?	+ /?	<p>Development in centres most likely to contribute towards regeneration, enhance the realm and facilitate engagement and participation in community/cultural activities.</p> <p>New housing development may help some on to the housing ladder and help address social exclusion to some extent.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
13. To improve the population's health and reduce health inequalities	-/?	-/- -/?	--/?	--/?	<p>The IDP shows that many health services are already over capacity. All GP surgeries within the Borough are operating over capacity, at a near total deficit of space of 2,400m².</p> <p>There is no A&E hospital in the Borough. Increased development will exacerbate pre-existing issues, although development sites may also offer opportunities to address the needs. This will subject to suitable areas being delivered, which is subject to the scarcity of land, the extent of environmental constraints and competing development requirements.</p>
14. To provide appropriate housing and accommodation to meet existing and future needs of the whole community	++	++	++	++	<p>Option 3 equates to provision of approximately 700 homes per year..</p> <p>The Local Housing Needs Assessment 2023 identified an Objectively Assessed Need (OAN) of 255 per annum for Castle Point, 197 of which are derived from the 10-year migration trend.</p> <p>Therefore, a comparatively low figure would meet the aims of SA Objective 14 which are to meet the needs of the community, in this case - Castle Point.</p> <p>Option 1 equates to approximately the plan policy figure per annum, which potentially meets the OAN in full, including the migration trend allowance and is therefore a positive.</p> <p>Options 2a, 2b and 3 exceed this figure but provide no additional benefits in terms of SA objective 14 meeting the needs of the <i>community</i> (Castle Point in this case).</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
y.					
15. To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainability	-/?	-/?	--/?	--/?	IDP raised some uncertainty regarding long-term (Beyond 2035) utilities infrastructure, even for lower levels of development. Whilst this may be possible to address via investment the risks are clearer greater for higher levels of development.

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
e developme nt.					
16. To improve the education and skills of the population .	+ /?	- /?	- /?	- /?	<p>Current capacity in schools. Cannot be assured in the longer-term with higher levels of development. Would need to be addressed by new or expanded provision.</p> <p>The IDP sets out that for option 1, ECC would seek, as a minimum, the provision of two new 56 place 0.13ha stand-alone early years and childcare nurseries. ECC would not seek primary school developer contributions to accommodate scenario 1 since growth could be accommodated within the current surplus of places in existing schools in the area.</p> <p>Options 2a and 2b would require multiple standalone nurseries. Option 2a may require a new primary school or the extension of an existing. Option 2b would require at least or secondary the provision of a new 2 form entry 420 place primary school to be provided within the Thundersley area, and the extension of some existing schools to accommodate the remaining demand. For secondary school provision, several new forms of entry would be required under options 2a and 2b.</p> <p>The IDP sets out that the demand for further education places could be met by extensions to existing facilities as required.</p> <p>At this stage it is unclear which sites may contribute new facilities, if indeed there are suitable areas given the scarcity of land, the extent of environmental constraints and competing development requirements.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
17. Sustainable employment provision, economic growth, helping people gain access to satisfying work appropriate to their skills, potential and residence.	+	0 / ?	- / ?	-- / ?	<p>Employment forecasting for the Borough is drawn from the Experian Economic Land Demand forecast for Castle Point September 2024. This identifies that there is a net demand for 4,000m² of additional office floorspace in the Borough, but a small shrinkage in the demand for new land for industrial uses and warehousing growth is negligible. Overall, there is a current oversupply of 2ha in provision. This stands against an extant permission for 7.5ha at west Canvey on land south of Northwick Road. There is therefore a potential oversupply of 9.5ha, based on the Experian projections. Plan Policy E1 sets out locations for provision.</p> <p>It seems likely that the surplus may accommodate the increased population of option 2a, particularly if land south of Northwick Road comes to fruition. However, option 3 and probably option 2b sees such significant population growth it may be difficult to accommodate employment needs locally. This has cumulative negative impacts on other SA objectives such as increasing congestion from out-commuting.</p>
18. To maintain and enhance the vitality	+	-	--	--	<p>Option 1 will focus development in urban centres enhancing their commercial viability. Option 2 and 3 would require progressively more development in remote greenfield sites remote from existing centres.</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
and viability of town and retail centres.					
19. To promote the sustainable management of waste 19	0/-?	-/?	--/?	--/?	<p>Development will increase the amount of Local Authority Collected Waste (LACW) in Castle Point, which combined with the change in requirements to segregate materials and treat waste in different ways, will place operational pressure on infrastructure managed by both CPBC as the Waste Collection Authority and ECC and the Waste Disposal Authority for the collection, treatment, and disposal of waste, and associated logistics.</p> <p>Existing Recycling Centre for Household Waste (RCHW) facilities do not match the level of growth being planned in the County and will be a challenge to meet current demand and potentially worse with more growth. ECC, as the WDA, is exploring the potential for upgrading RCHW provision to improve facilities available for residents and businesses.</p> <p>There will be a need to explore the options for upgrading the Canvey RCHW's and new or additional sites to serve the Borough and adjacent areas.</p> <p>ECC is working in partnership with the Essex Waste Collection Authorities (including CPBC) on a new 30-year joint Waste Strategy for Essex (WSfE) which is exploring the need for and options available for the provision of new and additional waste transfer, bulking and haulage infrastructure capacity within South Essex. This is required to improve the waste logistical infrastructure to support the management and treatment of local authority collected waste. A new long-term residual waste solution is required which depending on the location may require waste infrastructure for bulking and haulage in the South of Essex. While there are currently no specific plans for new or expanded waste infrastructure, requirements will emerge during WSfE action planning. The WDA aim to explore the potential</p>

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
					employment land that may be suitable for the provision of new WDA logistical waste infrastructure within South Essex.
20. To ensure that the digital infrastructure	+	-/?	-/?	-/?	Existing urban areas will generally have existing digital infrastructure connections that are less likely to be immediately available on greenfield rural sites. It should be possible to mitigate this with additional infrastructure provision.

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
available meets the needs of current and future generations.					
Commentary and Conclusions	<p>For the purposes of proportional SA analysis, four broad cumulative options have been identified. Theoretically there are thousands of potential options drawn from thousands of site combinations, all with multiple potential site densities and proportions of mixed use. Although it would clearly be impractical to assess all theoretical Borough-wide options, inferences can nonetheless be drawn from the comprehensive analysis of individual sites.</p> <p>Some of these options build upon the development strategy options subject to initial assessment through the SA Scoping Report. For example, Policy SP3 options 2a and 2b develops option 2a in the Scoping Report, and SP3 option 3 relates to option 3 in the Scoping Report. Assessment conclusions has in some cases evolved since the Scoping Report due to several factors, such as emerging evidence and factors of consideration, as well as detailed site-based analysis revealing more constraints, etc.</p> <p>The four options assessed are considered to most helpfully broadly summarise the choices facing the CPBC plan. Option 3 stems from national Standard Method target, which initially was 14,020 over a 20-year period (701 per annum) which was established in December 2024 NPPF. Following an update to the data inputs to the standard method, the standard method now equates to 686 per annum from a total supply of 11,662 over the period 2026-2043.</p>				

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
	<p>This doubled the previous equivalent figure (349 p/a) which was already considered unachievable, since the average annual housing addition over the previous 20 year plus period (2021 to 2024) was 101 (which was also a period of considerable development pressure). Option 3 has been included as an 'option' because it is the central government position, although in practical reality it doesn't represent a reasonable option since these numbers would not be remotely possible to achieve in the relatively urbanised Borough of 17 sq. miles with a prevailing low-mid density residential character, a plethora of environmental constraint and a high proportion of green belt which mostly meets at least one of the national green belt purposes to a strong degree. The overall 'significant negative' SA reflects this.</p> <p>Option 1 reflects both the plan policy position and also scenario 1 in the Infrastructure Delivery Plan (IDP)</p> <p>Option 2 is sub-divided in to 2a and 2b, both involve releasing some larger greenfield sites selected from the reasonable options. Option 2a assumes a release of a small number (perhaps 5) of larger sites currently designated Green Belt, but identified as Grey Belt in the Green Belt Review. It broadly reflects scenario 2 in the IDP.</p> <p>Option 2b assumes a larger number, (perhaps 10) green belt sites being released, including all those in scenario 2a plus additional Green Belt sites. It broadly reflects scenario 3 in the IDP.</p> <p>Option 2a envisages the inclusion of sites GB3, GB4, GB5, GB6 and GB12 as set out in IDP scenario 2. Option 2b includes the same sites as Option 2a with the addition of sites GB1,GB2, GB9, GB13 and N3, as set out in scenario 3 in the IDP.</p>				

Significant Effects of Policy SP3: 'Meeting Development Needs '

Sustainability Objective	Policy Options Compared				Commentary
	1:	2a:	2b	3:	
	<p>All individual site components are subject to more detailed analysis in this SA in section 5.21, and also as part of the overall assessment of site options (Chapter 5 and Appendix 1). Therefore, detailed cross-reference should also be made to these separate sections, as individual sites are not assessed here.</p> <p>Both options 2a and 2b would also be significantly negative in many respects. The SA symbology has a limited range of visual options to delineate nuanced and progressively more negative impacts, so the visual representation in the table above is of limited value. The negative effects identified would be progressively more severe from 2a through 2b to option3. In terms of individual sites, published SA analysis of the green belt option sites gives some perspectives on individual green belt site options and relative sustainability.</p> <p>Note: A fourth option (North-West Thundersley) is considered separately in the next section.</p>				

Policy SP3 'Meeting Development Needs: Option 4 Create a Substantial new development area at North-West of Thundersley

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley

Sustainability Objective	Option 4	Commentary
1 To conserve and enhance biodiversity (habitats, species and ecosystems) and	-	Some constraints. Local Wildlife Sites on site - Fane Road Meadows, North Benfleet Hall Wood and Windermere Road Wood (Marginally). Site is partly in an area defined in the draft Local Nature Recovery Strategy,

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley		
Sustainability Objective	Option 4	Commentary
		Potential risk that where development sites in the Green Belt are positively measured for biodiversity net gain requirements, that the net gain may be located outside of the borough due to development viability issues.
2	0	Pond on site, although this would be possible to incorporate within on site GI. IDP indicates that Benfleet and Canvey Island WRCs have available capacity to accommodate growth
3	-	<p>Would represent a major intrusion into the central corridor greenfield landscape - the area is less than 25% contiguous with the urban edge.</p> <p>Aside from Green Belt implications, new development in the Green Belt has potential for highly visible or otherwise negative implications in their own right. The impacts of development are irreversible and permanent.</p> <p>There is potential for release of Green Belt to have a degree of harm with regard to preventing towns from coalescing and creating urban sprawl. Green Belt buffers between towns may be negatively impacted on by new development. Green Belt buffers contribute to protecting characters of the towns.</p>
4	-	Predominantly Grade 3 agricultural land

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley

Sustainability Objective		Option 4	Commentary
5	To contribute to the sustainable use of land.	- / -	The 2018 Green Belt assessment showed this area met purpose 2 (preventing towns from merging) to a very strong extent, purpose 1 (unrestricted sprawl) to a strong extent and purpose 3 to a moderate extent. Although Green Belt, a number of parcels appear to be pdl.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	- / ?	The whole area is entirely within the archaeological consultation zone. One grade II listed building (Great Burches Farmhouse) on site - setting would be a consideration, albeit one likely to be manageable.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	- / ?	Seems inevitable that this would be a highly car-dependent development at this location, although the scale of the site may allow some on-site provision of services. Vehicle emissions are a major contributory factor to climate change. Mitigation to reduce impacts could include new or enhanced active travel infrastructure and sustainable public transport to encourage a move away from the use of the private vehicle.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+	Some surface water flooding hotspots identified. But overall the site is comparatively free of flood risks compared to other areas.
9	To maintain and enhance air quality in the Borough and	--	The close proximity of strategic highway means significant negative impacts are likely in relation to this objective.

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley		
Sustainability Objective	Option 4	Commentary
	-	Noise mapping shows that high noise levels are experience across almost the entire site, not just in close proximity to the roads (as is the case in other CPBC locations). Mitigation would be necessary.
10		<p>To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution</p> <p>Although perhaps not an SA issue as such, it is difficult in practical terms to see how this site could be viably or safely accessed from adjacent dual carriageways without very significant and prohibitively expensive highways works. Accessing via suburban areas in southerly directions would have a very detrimental effect on their prevailing suburban residential character and possibly require the loss of deciduous woodland, hedgerows, etc.</p> <p>In a moderate accessibility zone, which compares poorly to much of South Essex.</p> <p>Remote from train service. No bus routes on site, although this would be likely addressed as part of any development. On site service provision would be beneficial.</p>
11	- /?	An area of this scale would be expected to be provide services on-site. Although given pre-existing CPBC open space deficits this may present challenges to achieve to on-site to a satisfactory degree.
12	+ /?	<p>Adjacent to an existing employment area (Manor Trading Estate), although site orientation may prohibit direct access.</p> <p>Large site would have scope to provide community uses/hub and on-site employment uses.</p>
13	- /?	The IDP revealed pre-existing deficits and shortage of GP places, that may be possible to partially address via a development of scale. The area only meets two of four ANGSt standards at present.

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley

Sustainability Objective		Option 4	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++/?	Potential to provide a significant volume of housing in this area, although wider viability issues (particularly related to access) make it questionable how much affordable housing may be achieved.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	?	Electricity: No current capacity issues across the Eastern Power Network area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply) Gas: Area-wide situation unclear based on IDP Baseline Review. The Council will liaise with National Gas and Cadent to establish infrastructure needs. Any planned strategic upgrades in the plan area will be included in the IDP (Source IDP).
16	To improve the education and skills of the population.	-/?	Remote from schools, but may be scope for on-site provision. Some limited capacity in North (Thundersley) Primary School Planning Group (Source: IDP Baseline) Some capacity in North (Benfleet) Secondary School Planning Group (Source: Essex CC 10 year plan for Essex School Places 2024 to 2033)
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of	+/?	May be suitable mix of uses including employment. Adjacent to Manor Trading Estate

Policy SP3: 'Meeting Development Needs' - Option 4 Create a Substantial new development area in NW of Thundersley			
Sustainability Objective	Option 4	Commentary	
residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	?	May be suitable to provide on site to some extent.
19	To promote the sustainable management of waste	-	Beyond 1km of a household waste and recycling centre
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	Ultrafast broadband already within the site
Commentary and Conclusions		<p>The options is not mutually exclusive, i.e., it could potentially form a combination of scenarios to meet identified housing and employment need alongside options 2a, 2b or 3 (but not option 1, since it expressly prohibits development within the green belt).</p> <p>Major obstacles to option 4 appear to be access (both viability of new and impact on character from current), noise, car-dependency, landscape/green-belt, pattern of development and some ecological issues.</p>	

Policy SP4: 'Development Contributions': Significant Effects and Alternative Options

Significant Effects of Policy SP4: 'Development Contributions'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	0	Sets out that biodiversity net gain and other nature conservation measures will be provided as new infrastructure.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	Not explicitly covered by this policy.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	Not explicitly covered by this policy.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	N/a
5	To contribute to the sustainable use of land.	+	-	Benefits from coordinating infrastructure provision.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	Not explicitly covered by this policy.

Significant Effects of Policy SP4: 'Development Contributions'

Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	Not explicitly covered by this policy.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	Not explicitly covered by this policy.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	Not explicitly covered by this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	Not explicitly mentioned by this policy.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	Provision of essential facilities and green infrastructure facilitated by this policy.
12	To reduce poverty, deprivation and social exclusion.	0	0	Not directly or significantly beneficial.
13	To improve the population's health and reduce health inequalities.	0/+	0/-	Indirect benefits. Health services, clinics, hubs may be facilitated by this policy, as well as green infrastructure.

Significant Effects of Policy SP4: 'Development Contributions'

Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+/?	-	May facilitate affordable housing, which is explicitly mentioned in the policy. The Viability Assessment highlighted that there are likely viability issues applying to Brownfield flatted sites with commercial uses in the Mainland West & Central area. Policy element 6 allows for some flexibility.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	++	--	Key benefit in efficiently coordinating infrastructure provision.
16	To improve the education and skills of the population.	0/+	0/-	Indirect benefits. Education provision may be facilitated by this policy.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	Not explicitly mentioned by this policy.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	Not explicitly mentioned by this policy.
19	To promote the sustainable management of waste	0/+	0/-	Indirect benefits. May be facilitated by this

Significant Effects of Policy SP4: 'Development Contributions'

Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
				policy.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	N/a
Commentary and Conclusions		The assessment indicates this is a beneficial policy. It should be noted that Community Infrastructure Levy (CIL) was already introduced in Castle Point on 1 May 2023.		

4.4 Canvey Island Policies and Options

The second chapter of the Plan contains policies related to Canvey Island, some of them being site allocations.

The Canvey Island policies are:

Canvey Island

C1	Canvey Town Centre
C2	Canvey Seafront Entertainment Area
C3	Canvey Port Facilities
C4	West Canvey
C5	Improved Access to and around Canvey Island
C6	The South Canvey Green Lung
C7	Canvey Lake
C8	Residential Park Home Sites, Canvey Island
C9	Land at the Point, Canvey Island
C10	Other Housing Site Allocations on Canvey Island

Policy C1 ‘Canvey Town Centre’: Significant Effects and Alternative Options

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)			
Sustainability Objective	Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
1 To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/+	+	<p>No significant direct on-site impacts upon ecology, and preferable option to greenfield sites in this respect. However, the boundary slightly overlaps priority habitat deciduous woodland to the west which may be under threat as a consequence.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. The HRA stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Non-recreational disturbance, water quality and air quality. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Functionally Linked Land, non- recreational and water quality (Windfall sites on Canvey Island), recreational disturbance and air quality.</p>

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	- /?	Water body on site - stream to west connection to Canvey Dyke Local Wildlife Site. Appropriate SuDS will need to ensure potential run-off pollution is carefully addressed. May be easier to facilitate with a comprehensive site approach. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+ /?	?	Potential townscape and public realm improvements, although increased densities will need to be carefully designed and managed, and existing TPOs protected. May be easier to facilitate with a comprehensive master planned approach.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing	+	+	Largely brownfield site

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)					
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary	
	land contamination.				
5	To contribute to the sustainable use of land.	+	+	Urban site	
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	+	Few heritage impacts	
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	?	?	Some scope to orientate buildings in a southward direction to facilitate solar panels and promote thermo-efficiency.	

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	- / ?	- / ?	The whole of Canvey is within Flood Zone 3a, although mitigated by sea defences. For sub-site 40528 within C1, the SFRA 2025 cites risk from surface water 'High (greater than 20% of site at risk during 3.3% AEP)'.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	- / ?	- / ?	Nearest AQ monitor annual average lower than 30No2, but parts of the site would be affected by noise at > 70dba. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. The HRA stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Non-recreational disturbance, water quality and air quality. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Functionally Linked Land, non- recreational and water quality (Windfall sites on Canvey Island), recreational disturbance and air quality.

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
				The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	+	Generally accessible by bus and for pedestrians, but no train service.

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++/?	++/?	Generally good for services. Any redevelopment will need to ensure this accessibility is retained.
12	To reduce poverty, deprivation and social exclusion.	+	+/?	A regeneration opportunity which provides local employment opportunities and scope for further community uses.
13	To improve the population's health and reduce health inequalities.	-/?	-/?	Fails most ANGSt standards and possible capacity issues at GP surgery.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	++/?	Policy aim to provide a minimum of 536 homes. May be better facilitated by comprehensive policy approach.

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	+ /?	?	Policy indicates that the masterplan will identify an active and sustainable transport hub, car parking strategy and delivery plan taking account of infrastructure requirements,
16	To improve the education and skills of the population.	+	+	Schools with capacity within reasonable proximity for potential residents.
17	Sustainable employment provision, economic growth, helping people gain access to satisfying work appropriate to their skills, potential and residence.	+ /?	+ /?	Potential gains of employment land.

Significant Effects of Policy C1: 'Canvey Town Centre' (Part 1)				
Sustainability Objective		Preferred Policy	Alternative Option: Allocate all constituent site options individually with no overarching town centre policy	Commentary
18	To maintain and enhance the vitality and viability of town and retail centres.	++ /?	+ /?	Masterplan has scope to rejuvenate the centre.
19	To promote the sustainable management of waste	-	-	No household waste and recycling facility nearby,
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	+	Ultrafast broadband on site, although not within every constituent site (some have superfast).
Commentary and Conclusions		<p>On balance this is a relatively sustainable and positive policy. The principle benefit to the policy is in ensuring a comprehensive approach to development, which may benefit townscape design and help facilitate community development.</p> <p>The alternative option should be cross-referenced to the SA of Sites for details of the consideration of individual constituent sites.</p>		

Policy C2 ‘Canvey Seafront Entertainment Area’: Significant Effects and Alternative Options

Significant Effects of Policy C2: 'Canvey Seafront Entertainment Area'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	No likely significant effects. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: non-recreational disturbance and water quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	There is a watercourse in the area, although there is no indication at this stage that the policy will impact positively or negatively upon it. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	++/?	0	New masterplan provides potential scope for public realm improvements.

Significant Effects of Policy C2: 'Canvey Seafront Entertainment Area'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+ /?	0	There are a couple of designated/non-designated heritage assets in the area and any development proposals will have to be mindful of impacts upon setting. Regardless of designations, the area is arguably part of Canvey's cultural heritage and the policy has scope to enhance the area.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	- /?	0	The whole of Canvey is within Flood Zone 3a, although mitigated by sea defences. Policy will intensify uses in this area.

Significant Effects of Policy C2: 'Canvey Seafront Entertainment Area'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	New entertainment facilities have risk of increased noise levels, depending on their nature,
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+/?	0	May reduce outflow of leisure trips.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	+	0	Should boost local employment, reducing deprivation and social exclusion.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.

Significant Effects of Policy C2: 'Canvey Seafront Entertainment Area'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	0	Should boost the tourist sector, and associated service and hospitality industries.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and	0	0	No likely significant effects.

Significant Effects of Policy C2: 'Canvey Seafront Entertainment Area'			
Sustainability Objective	Preferred Policy	Alternative Option: 1: No Policy	Commentary
	future generations.		
Commentary and Conclusions		Benefits will primarily be to townscape and local tourist economy in terms of SA. Minor environmental risks.	

Policy C3 'Canvey Port Facilities': Significant Effects and Alternative Options

Significant Effects of Policy C3: 'Canvey Port Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	There are significant ecological outsets surrounding the area, including SSSI, Local Wildlife Sites and Priority Habitats. Policy element a states that development will normally be permitted as long as there is not 'significant harm' to environmental assets. Therefore, there remains a risk of less significant harms. However, risks may be magnified if there were no policy. The HRA screens in air quality and 'Impacts upon Qualifying species outside the designated site' from functionally linked land as an impact likely to cause a Likely Significant Effect.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	The HRA screens in 'Changes in water quality as a result of new development and greater pressure on water treatment services' as impacts likely to cause a Likely Significant Effect. Port related development around the terminals therefore risks negative impacts which the Scoping Report seems to suggest require Appropriate Assessment.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-/?	-/?	The port related terminals and facilities are generally visually unappealing and detrimental to the local landscape. The possibility of further development is therefore not a positive for objective 3. Policy requires design must not cause significant harm, but more there remains a risk of more minor impacts upon surrounding landscapes.

Significant Effects of Policy C3: 'Canvey Port Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	-/?	There is an inherent hazard or risk due to the nature of the activity in relation to objective 4.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	Mixed. Transport by water is generally more sustainable than by rail, although on-site activities are oil related.

Significant Effects of Policy C3: 'Canvey Port Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-/?	-/?	Although mitigated by coastal defences, the site is within flood zone 3a,
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	-/?	Possible detrimental local affects due to the nature of the activities on-site. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	-/?	The policy protects a facility that facilitates transport by sea and river.
11	To improve the quality, range, and accessibility to essential services, facilities,	0	0	No likely significant effects

Significant Effects of Policy C3: 'Canvey Port Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
	green infrastructure and open space			
12	To reduce poverty, deprivation and social exclusion.	+ /?	0	May facilitate further employment opportunities.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education	0	0	No likely significant effects

Significant Effects of Policy C3: 'Canvey Port Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: 1: No Policy	Commentary
	and skills of the population.			
17	To ensure sustainable employment provision and economic growth and help people gain access to satisfying work appropriate to their skills, potential and place of residence	+/?	0	May facilitate further employment opportunities.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects
Commentary and Conclusions		Canvey Port facilities are a nationally significant energy hub, retained for strategic storage/logistics		

Significant Effects of Policy C3: 'Canvey Port Facilities'			
Sustainability Objective	Preferred Policy	Alternative Option: 1: No Policy	Commentary
			There are benefits to the local economy, but the facility and use come with some environmental and landscape risks.

Policy C4 'West Canvey': Significant Effects and Alternative Options

Significant Effects of Policy C4: 'West Canvey'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	<p>The SA initially identified that this policy overlapped with Canvey Wick SSSI. As a result the boundary was amended and this SA now assesses the amended boundary.</p> <p>Directly abuts Canvey Wick SSSI, which was the first brownfield site to be protected specifically for its invertebrates. Surveys have shown Canvey Wick to have "more biodiversity per square foot than any other site in the UK. It is currently in favourable condition.</p> <p>In addition there are Local Wildlife Sites abutting separate sections of the site to the north and south-east, so that more than half the site abuts either SSSI or LWS, many of which are also Priority Habitats protected by the 2006 NERC Act.</p> <p>Development up to the designation boundaries may risk future negative impacts.</p> <p>The HRA screens in air quality and 'Impacts upon Qualifying species outside the designated site' from functionally linked land as an impact likely to cause a Likely Significant Effect.</p> <p>The alternative 'no policy' which would preserve the status quo is the preferable option.</p>

Significant Effects of Policy C4: 'West Canvey'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	Nearby Holehaven Creek (which is also SSSI) drains into the Estuary and connects to the marine and estuarine international sites (Including Benfleet & Southend Marshes Ramsar and Thames Estuary & Marshes Ramsar'). HRA Report screens in 'Changes in water quality as a result of new development and greater pressure on water treatment services' as an impact that is likely to cause a likely significant effect.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-/?	0	Extensive development, particularly higher storey may impact upon the prevailing flat marshland landscape character and adjacent Historic Landscape Character Area to the north.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	0	Possible land contamination issues. Large areas of Agricultural Land Quality Grade 3 - Although the site not wholly in current arable use.
5	To contribute to the sustainable use of land.	+	0	Not in the Green belt and the site includes brownfield areas. So may be preferable in some respects to other sites.

Significant Effects of Policy C4: 'West Canvey '				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	- /?	0	Within an archaeological consultation zone and historic natural landscape.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	0	Good scope to face buildings south to promote thermo-efficiency. Scope for solar panels on roofs.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-	0	The whole of Canvey is within Flood Zone 3a, although mitigated by sea defences.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	- /?	0	Site intersects a Waste Management Facility and is be affected by noise at > 70dba. The HRA has identified potential impacts from air quality to international sites as a result of this policy.

Significant Effects of Policy C4: 'West Canvey '				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/-	0	Moderate accessibility zone. The site benefits from bus stops serving the No. 21 and No.21C bus routes, within 100m, but not a regular service. No train station nearby. Likely to be car dependent, although scale of site may provide some services on site (Policy indicates employment and community).
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ /?	0	Policy indicates that community facilities and open spaces will be provided and space for related activities. No indication of scale - so some doubt remains.
12	To reduce poverty, deprivation and social exclusion.	++	0	Employment specified as part of the mix, scale not indicated. Existing employment and services on site. Unclear whether it will be to meet pre-existing community needs, or the needs of the new population, or both.
13	To improve the population's health and reduce health inequalities.	-	0	The area fails most ANGSt standards. Canvey Village surgery is nearby, but already lacks capacity and there is no indication of additional floorspace in the policy.
14	To provide appropriate housing and accommodation to meet existing and future	++	0	Policy indicates 2700 homes (2,000 within plan period) which will make a significant contribution towards the identified housing need.

Significant Effects of Policy C4: 'West Canvey '				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	needs of the whole community.			
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	?	?	There are wider issues in the wider area regarding long-term electricity and gas infrastructure.
16	To improve the education and skills of the population.	+/-	0	Capacity in local schools but no schools within walking distance. Policy proposes new early years childcare facility
17	To ensure sustainable employment provision and economic growth and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	0	Near existing employment areas and proposals includes additional employment.
18	To maintain and enhance the vitality and viability of town and retail centres.	?	0	The site is not in a Town Centre. It is unknown at this point whether the development of the site would include retail.

Significant Effects of Policy C4: 'West Canvey '				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
19	To promote the sustainable management of waste	0	0	Beyond 1km of a household waste and recycling centre, although the facility is on the same road route off the island so will benefit from linked trips.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	0	Ultrafast broadband already within the site
Commentary and Conclusions		The main benefit would be the provision of residential and employment provision. There are a number of risks of environmental negatives, as outlined in the commentary to the objectives above.		

Policy C5 'Improved Access to and around Canvey Island': Significant Effects and Alternative Options

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- / ?	0	<p>The policy helpfully highlights the need for HRA to ensure there is no resulting harm to internationally protected sites. However, improved access comes with a risk to international, national and local designations, priority habitats, etc. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: non-recreational disturbance and water quality.</p> <p>The land safeguarded for a third access to Canvey Island through policies C5 (Improved Access to and around Canvey Island) and T2 (Highway Improvements) could cross Holehaven Creek Site of Special Scientific Interest (SSSI). This would potentially be located on land that is 'functionally linked' to the Thames Estuary and Marshes SPA and it could cause a variety of impacts, such as a reduction in water and air quality and disturbance to coastal birds, including Black-tailed Godwit, which is present in internationally important numbers. There is a clear potential for adverse effects.</p> <p>The HRA screens in air quality 'Impacts upon Qualifying species outside the designated site' from functionally linked land as an impact likely to cause a Likely Significant Effect.</p>

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'. There is a clear potential for adverse effects, on water quality for reasons outlined in commentary on objective 1.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-/?	0	There is a risk of impacts upon the prevailing flat marshland landscape.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	0	Largely dependent upon detailed proposals. However, there is a degree of risk of impacts upon the prevailing flat marshland landscape, as well as losses (or rendered impractical/inaccessible) of areas of agricultural land quality grade 3 land.

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
5	To contribute to the sustainable use of land.	-/?	0	Largely dependent upon detailed proposals. However, there is a degree of risk of impacts upon greenfield and/or Green Belt land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	?	0	Depends upon the nature of the proposals.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and	++/?	0	Potential for significant safety benefits if it allows for swifter emergency exit.

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
	flooding which may be caused by climate change.			
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	Partially depends upon the nature of the proposals. Increased movement flows are unlikely to be beneficial, but modal shift from sustainable modes may be helpful. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	?	0	Likely to be beneficial in addressing congestion but may facilitate more travelling and modal shift is unclear at this stage.
11	To improve the quality, range, and accessibility to essential services, facilities,	0	0	No likely significant effects

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
	green infrastructure and open space			
12	To reduce poverty, deprivation and social exclusion.	+ /?	0	May be beneficial in the longer term if more commuting options were facilitated.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to	+ /?	0	May provide beneficial infrastructure.

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary
	support sustainable development.			
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	+ /?	0	May be beneficial in the longer term if more commuting options were facilitated.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects

Significant Effects of Policy C5: 'Improved Access to and around Canvey Island'					
Sustainability Objective		Preferred Policy	Alternative Option: No policy	Commentary	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects	
Commentary and Conclusions		Policy which is at a very early stage of implementation, so any effects are likely to be long term. In the event of implementation positive economic and social effects are balanced by the risk of some detrimental environmental effects.			

Policy C6 'The South Canvey Green Lung': Significant Effects and Alternative Options

Significant Effects of Policy C6: 'The South Canvey Green Lung'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++ /?	0	Scope for biodiversity improvements from the policy and possibility of on site ecological improvements. The HRA screens in 'Impacts upon Qualifying species outside the designated site' from functionally linked land as an impact likely to cause a Likely Significant Effect', which introduces an element of uncertainty.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	- /?	0	Agricultural land quality grade 4 which is poorer quality. Policy indicates renewable energy provision may be acceptable, which may not harm ecology but may nonetheless have a negative landscape visual impact.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	0	Policy would preserve land in the longer term. Agricultural land quality grade 4 which is poorer quality and would be retained for long-term use in any event.

Significant Effects of Policy C6: 'The South Canvey Green Lung'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
5	To contribute to the sustainable use of land.	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	++ /?	0	Possible renewables.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	Within flood zone but no vulnerable uses proposed. So no likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and	0	0	No likely significant effects

Significant Effects of Policy C6: 'The South Canvey Green Lung'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution			
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects
13	To improve the population's health and reduce health inequalities.	+/-	0	Good quality green infrastructure is beneficial for wellbeing, especially if publicly accessible. However, large scale renewable energy would harm this aspect.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects. Development is restricted in this location due to consultation zones around the port facilities.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	++ /?	0	possible enhance energy infrastructure

Significant Effects of Policy C6: 'The South Canvey Green Lung'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
16	To improve the education and skills of the population.	0	0	No likely significant effects	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects	
Commentary and Conclusions		Still a degree of uncertainty about this policy, but possible sustainable and/or ecological benefits tempered slightly by a risk of visual landscape impacts.			

Policy C7 ‘Canvey Lake’: Significant Effects and Alternative Options

Significant Effects of Policy C7: 'Canvey Lake'				
		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+/?	0	Habitat enhancements may be tempered by increased recreational pressure,
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	++ /?	- /?	Policy commitments to improve water quality. However, the HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination, which has introduced an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	+	0	Enhancements to a local townscape character feature.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	No likely significant effects

Significant Effects of Policy C7: 'Canvey Lake'				
		Preferred Policy	Alternative Option: No Policy	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0/+	0	Although not a historic asset as such, it is arguably part of the cultural heritage,
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	0	The policy sees improvements to flood mitigation. Canvey Lake acts as a key water retention asset on the Island and needs maintaining to continue to serve that purpose.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++	0	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	0	Improved connections to Canvey Town Centre to the east for cycling and walking
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure	+	0	Improved Green infrastructure resource

Significant Effects of Policy C7: 'Canvey Lake'				
		Preferred Policy	Alternative Option: No Policy	Commentary
	and open space			
12	To reduce poverty, deprivation and social exclusion.	0/+	0	Marginal benefits to social exclusion aims via enhanced and inclusive community use, particularly for wheelchairs and pushchairs/buggies.
13	To improve the population's health and reduce health inequalities.	+	0	Some wellbeing benefits from enhanced community infrastructure
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local	0	0	No likely significant effects

Significant Effects of Policy C7: 'Canvey Lake'				
		Preferred Policy	Alternative Option: No Policy	Commentary
	economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	+	0	Improved accessibility to Canvey Town centre, may facilitate increased patronage.
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects
Commentary and Conclusions		A sustainable policy with no real negatives.		

Policy C8: 'Residential Park Home Sites, Canvey Island': Significant Effects and Alternative Options

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- /?	- /?	Both Sandy Bay Park and Kings Park are adjacent or in close proximity to ecologically rich and protected areas. Redevelopment may result in environmental improvements, but given the uncertainty it is not possible to identify likely significant effects from this policy. The HRA screens in 'Impacts upon Qualifying species outside the designated site' from functionally linked land as an impact likely to cause a Likely Significant Effect.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	- /?	Redevelopment may result in implementation of water efficiency standards, but given the uncertainty it is not possible to identify likely significant effects from this policy. The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination. Since the sites are largely already in existence, the effects can be considered a risk even without the policy.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character	0	0	Redevelopment may result in landscape/townscape improvements, but given the uncertainty it is not possible to identify likely significant effects from this policy.

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	and townscapes			
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	Canvey Heights overlaps a historic landfill site. Given this policy will not necessarily result in change it is not possible to identify likely significant effects from this policy.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and	0	0	No likely significant effects

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+ /?	0	The policy states 'Any redevelopment of these sites will be acceptable where: The risk to occupants and property from flood risk and other hazards is minimised'
9	To maintain and enhance air quality	0	0	No likely significant effects

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	in the Borough and reduce noise pollution.			
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	The provision of facilities on residential park home sites that offer amenity to residents will normally be supported, subject to compliance with all relevant policies in this Plan. However, the policy will not necessarily result in change so it is not possible to identify likely significant effects from this policy.

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
12	To reduce poverty, deprivation and social exclusion.	+ /?	0	Policy contains policy elements that may improve the conditions of the sites
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+ /?	0	Policy stipulates that ' <i>The overall quantum of residential development is retained or increased</i> '
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable	0	0	No likely significant effects

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	development.			
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects

Significant Effects of Policy C8: 'Residential Park Home Sites, Canvey Island'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	Sandy Bay appears to have poor broadband coverage, although the site's continued existence is not governed by the policy so no likely significant effects.	
Commentary and Conclusions		The policy commits to relatively little and will not necessarily result in change so it is not possible to identify many likely significant effects from this policy.			

Policy C9: 'Land at the Point, Canvey Island': Significant Effects and Alternative Options

Significant Effects of Policy C9: 'Land at the Point, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	Within close proximity to Benfleet and Southern Marshes SPA to the east. Priority habitats (Mudflats and Coastal Saltmarsh) to the north. There is a risk of negative impacts on estuarine and marine water quality and habitats from developing here. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: recreational disturbance, air quality and water quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-/?	0	Higher density development risks setting a wider precedent which may have long-term cumulative impacts on the wider landscapes. Policy requires consideration of landscape and long distance views, but difficult to achieve this without lowering the densities.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	0	Urban brownfield site, but with some current industrial uses so there is a risk of land contamination.

Significant Effects of Policy C9: 'Land at the Point, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
5	To contribute to the sustainable use of land.	+		Brownfield urban site
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects. The site is large enough to host streets which would run east-west, facilitating south facing buildings. Construction costs result in emissions that may be mitigated by other emerging plan policies, e.g. SD4 and SD5.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-	0	In flood zone, close to sea defences and introducing more vulnerable uses to the site.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+ /-	0	Residential led development may be a marginal improvement compared to current uses. Nearest AQ monitor annual average lower than 30No2

Significant Effects of Policy C9: 'Land at the Point, Canvey Island'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
			Site would be affected by noise at < 54.9 dba The HRA has identified potential impacts from air quality to international sites as a result of this policy, which introduces some uncertainty.	
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	Bus routes with 400m. As a current employment area there is scope to provide a mixed use scheme that would also benefit surrounding residents access to services. The existing site has a reasonable permeability, however, there is scope to improve permeability of the site in any future development of the site. Any proposal on the site should ensure pedestrian and cycle routes are provided on the site connecting the existing path along the sea wall to Point Road. Furthermore, a vehicle access should be retained to the boat yard
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ /?	0	Policy requires new open space, but overlaps slightly with existing open space map definitions to the north and NE. Scope to enhance pedestrian routes to waterfront and coast. There is a small parade of shops on Point Road, however these provide a limited provision and it's likely that any residents of this site would be required to travel to Canvey town centre to access most services
12	To reduce poverty, deprivation and social exclusion.	- /?	0	May result in net loss of employment, and site is more than 800m from a town centre, local centre or a designated employment area Loss of existing museum.

Significant Effects of Policy C9: 'Land at the Point, Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	-	0	Remote from health facilities, although the site conforms to 3 in 4 of ANGSt criteria
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	There appears to be significant scope to gain a high number of homes on this site, including at higher densities, subject to impacts upon landscape and neighbouring amenities. The site is over 0.5ha and therefore an affordable housing contribution would be required from the development of this site
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0/+	0	Primary school within walking distance, but secondary more remote. Both have places/capacity at present.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy	-/?	0	May result in net loss of employment, and site is remote from other off-site employment opportunities.

Significant Effects of Policy C9: 'Land at the Point, Canvey Island'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
	and help people gain access to satisfying work appropriate to their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	-	0	Castle Point waste and recycling centre is located over 4km away from the site
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	+	0	Superfast broadband is already within the site.
Commentary and Conclusions		There are issues to mitigate and be mindful of in site planning, but this site does offer scope for significant residential development.		

Policy C10: 'Other Housing Allocations on Canvey Island' Significant Effects and Alternative Options

Significant Effects of Policy C10: 'Other Housing Allocations on Canvey Island'				
Sustainability Objective		Preferred Policy	Alternative Options: Alternative Sites	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- / ?	N/a	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: non-recreational disturbance, water quality and air quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- / ?		The HRA has screened this policy in as it has potential for likely significant effects (LSE) from water quality.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	See Individual site proposals for detailed assessments	See Individual Site Appraisals of Alternative Sites	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.			

Castle Point Plan: SA and SEA Environmental Report

5	To contribute to the sustainable use of land.			
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate			
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.			
9	To maintain and enhance air quality in the Borough and reduce noise pollution.			
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution			

Castle Point Plan: SA and SEA Environmental Report

11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space			
12	To reduce poverty, deprivation and social exclusion.			
13	To improve the population's health and reduce health inequalities.			
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.			
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.			
16	To improve the education and skills of the population.			
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence			

Castle Point Plan: SA and SEA Environmental Report

18	To maintain and enhance the vitality and viability of town and retail centres.			
19	To promote the sustainable management of waste			
20	To ensure that the digital infrastructure available meets the needs of current and future generations.			
Commentary and Conclusions		<p>See individual site appraisals for detailed assessments of sites.</p> <p>The policy C10 contains no further detail on the sites or the implementation of their allocation, so although most allocations have been assessed as both a site and a policy, in the case of Policy C10 there is largely no more assessment that can be undertaken for most SA objectives.</p> <p>The exception is SA Objective 1, for which the HRA adds further commentary for each Plan policy including C10.</p>		

4.5 Benfleet Policies and Options

The third chapter of the Plan contains policies related to Benfleet, some of them being site allocations.

The Benfleet policies are:

B1	South Benfleet Town Centre
B2	Tarpots Town Centre
B3	Former Furniture Kingdom site
B4	South Benfleet Leisure Quarter
B5	Canvey Supply, London Road, Benfleet
B6	159-169 Church Road, Benfleet
B7	Other Housing Site Allocations in Benfleet
B8	Manor Trading Estate
B9	South Benfleet Playing Fields

Policy B1: 'South Benfleet Town Centre' Significant Effects and Alternative Options

Significant Effects of Policy B1: 'South Benfleet Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	+	No significant on site impacts upon ecology, and preferable option to greenfield sites in this respect.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+/?	?	Potential townscape and public realm improvements, although increased densities will need to be carefully designed and managed.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	+	Brownfield site
5	To contribute to the sustainable use of land.	+	+	Urban site
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	0	Town Centre boundary surrounds a listed building, risking negative impacts upon it's setting,

Significant Effects of Policy B1: 'South Benfleet Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	-/?	-/?	Limited scope to orientate buildings in a southward direction to facilitate solar panels and promote thermo-efficiency.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+	+	Nearest AQ monitor annual average lower than 30No2, and site would be affected by noise at < 54.9 dba
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	+	Generally accessible by bus and for pedestrians, but no train service.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	++	Generally good for services.
12	To reduce poverty, deprivation and social exclusion.	+	+/?	a regeneration opportunity that would provide local employment opportunities and scope for further community uses.

Significant Effects of Policy B1: 'South Benfleet Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	+/?	+/?	Close to GP but capacity issues. Close to Dentist and Pharmacy and within 800m of fitness centre.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	+/?	Policy aim to provide residential above and to the rear (number unspecified). May be better facilitated by comprehensive policy approach.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	+	+	Local primary school with capacity within reasonable proximity for potential residents, but further from secondary provision.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	+/?	+/?	Potential gains of employment land as a town centre use.
18	To maintain and enhance the vitality and viability of town and retail centres.	++/?	+/?	Seeks to protect retail and town centre uses.

Significant Effects of Policy B1: 'South Benfleet Town Centre'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
19	To promote the sustainable management of waste	-	-	No household waste and recycling facility nearby,	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	++	Ultrafast broadband in the area.	
Commentary and Conclusions		Generally a positive policy and a sustainable location for growth.			

Policy B2: 'Tarpots Town Centre' Significant Effects and Alternative Options

Significant Effects of Policy B2: 'Tarpots Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	+	No significant on site impacts upon ecology, and preferable option to greenfield sites in this respect.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+/?	?	Potential townscape and public realm improvements.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	+	Brownfield site
5	To contribute to the sustainable use of land.	+	+	Urban site
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.

Significant Effects of Policy B2: 'Tarpots Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+/?	+/?	Some scope to orientate buildings in a southward direction to facilitate solar panels and promote thermo-efficiency.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+/-	+/-	Nearest AQ monitor annual average lower than 30No2. Site would be affected by noise at > 55-69.9dba
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	+	Generally accessible by bus and for pedestrians, but no train service.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	++	Generally good for services.
12	To reduce poverty, deprivation and social exclusion.	+/?	+/?	The area provides local employment opportunities and scope for further community uses.

Significant Effects of Policy B2: 'Tarpots Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	0	0	GP 400-800m away but capacity issues. Close to Dentist and Pharmacy.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	+ /?	Policy aim to provide residential above and to the rear (number unspecified). May be better facilitated by comprehensive policy approach.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	+	+	Local primary school with capacity within reasonable proximity for potential residents.
17	To ensure sustainable employment provision and economic growth and help people gain access to satisfying work appropriate to their skills, potential and place of residence	+ /?	+ /?	Potential gains of employment land as a tow centre use.
18	To maintain and enhance the vitality and viability of town and retail centres.	++ /?	+ /?	Seeks to protect retail and town centre uses.
19	To promote the sustainable management of waste	-	-	No household waste and recycling facility nearby,

Significant Effects of Policy B2: 'Tarpots Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	++	Ultrafast broadband in the area.
Commentary and Conclusions		Generally a positive policy and a sustainable location for growth.		

Policy B3: 'Former Furniture Kingdom site' Significant Effects and Alternative Options

Significant Effects of Policy B3: 'Former Furniture Kingdom Site'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	+	No significant on site impacts upon ecology, and preferable option to greenfield sites in this respect.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	?	?	Original building façade was not of high design quality. Potential urban design improvements although likely to alter the townscape by replacing a retail us with solely residential.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	+	Brownfield site
5	To contribute to the sustainable use of land.	+	+	Urban site
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.
7	To reduce contributions to climatic change by adapting and	-	-	Lack of scope to face buildings south

Significant Effects of Policy B3: 'Former Furniture Kingdom Site'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	responding to the implications of a changing climate				
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/-	0/-	Surface water hotspot identified, but could be mitigated with SuDs, redevelopment may address a pre-existing issue.	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+/-	+/-	Nearest AQ monitor annual average lower than 30No2. Site would be affected by noise at > 55-69.9dba	
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	+	Generally accessible by bus and for pedestrians, but no train service.	
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	++	Within a centre, excellent for services.	
12	To reduce poverty, deprivation and social exclusion.	+/?	+/?	The area provides local employment opportunities and scope for further community uses.	
13	To improve the population's health and reduce health inequalities.	0	0	GP 400-800m away but capacity issues. Close to Dentist and Pharmacy.	
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	Policy aim to provide 48 residential homes.	

Significant Effects of Policy B3: 'Former Furniture Kingdom Site'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	+	+	Local primary school with capacity within reasonable proximity for potential residents.
17	To ensure sustainable employment provision and economic growth and help people gain access to satisfying work appropriate to their skills, potential and place of residence	-	+/?	Policy (as worded) results in a loss of an employing use,
18	To maintain and enhance the vitality and viability of town and retail centres.	--	+/?	Policy (as worded) results in a loss of a retail use in a town centre area
19	To promote the sustainable management of waste	-	-	No household waste and recycling facility nearby,
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	++	Ultrafast broadband in the area.
Commentary and Conclusions		Policy results in loss of a retail use that offered employment and replaces solely with residential within a Town Centre area. Some sustainability concerns.		

Policy B4: 'South Benfleet Leisure Quarter' Significant Effects and Alternative Options

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	Close to SSSI, LWS and priority habitats, but no likely significant effects from this policy
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	Adjacent to river/stream which flows into East Haven Creek. Risks may be worsened by more development, or more intensive activity. SuDS will be necessary to avoid run-off. The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and	+/-	0	Dependent on individual scheme. Scope to increase vibrancy, but also risk of insensitive development that detracts from the historic townscape character. Depends on use and occupancy.

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	townscapes			
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological	+/-	0	Historic assets abound in this area, being a Conservation Area with multiple listed buildings within it. Impacts will depend on individual schemes. Scope to increase vibrancy, and lead to greater investment in the area emphasising quality of public realm. But there is also a risk of insensitive development that detracts from the historic townscape character. Depends on use and occupancy. Mitigation: SA recommends that policy cross-refers to the South Benfleet Conservation Area & Design Code.

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	importance and their settings.				
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects	
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	--	--	Significant area along the High Street is in Flood Zone 2 and FZ3 to a lesser extent. May be hard to fully mitigate risks (particularly through piecemeal development) which extend along water-courses off-site to the west and north. Could possibly be mitigated by a public realm masterplan	

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	No apparent current issues with air or noise. Risk of noise impacts from increased activity, could be mitigated by careful management,
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	++	++	Perhaps the most accessible area in the Borough, with good bus services and in close proximity to the Borough's only train station. A visitor destination here, maximises scope for non-car modes of visitor arrival/departure.
11	To improve the quality, range,	+	0	Policy promotes services and facilities.

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	and accessibility to essential services, facilities, green infrastructure and open space			
12	To reduce poverty, deprivation and social exclusion.	0/+	0	May encourage participation and patronage in community and cultural activity.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability	0/+	0	May provide more local employment opportunities in service industries.

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	++	0	Th main benefit of the policy, recognising the particular cultural role of one of the Borough's centre and encouraging it to develop,
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets	++	0	Ultrafast broadband already within the site

Significant Effects of Policy B4: 'South Benfleet Leisure Quarter'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
the needs of current and future generations.			
Commentary and Conclusions	A generally positive policy. Implementation and delivery of this policy will need to mitigate against flood risk and harm to settings of heritage assets.		

Policy B5: 'Canvey Supply, London Road, Benfleet' Significant Effects and Alternative Options

Significant Effects of Policy B5: 'Canvey Supply, London Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	0	There doesn't appear to be any significant ecology issues in this area.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+/-	0/-	Existing use (Builders Merchants) is arguably not particularly appropriate for a residential area. Policy B5 allocates the site for residential use. Whilst this may be a more appropriate use, the area is low density and careful consideration will need to be given to amenities and impacts upon neighbours.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	0	Possibility of contamination from current use, may need investigating and mitigating if residential development is to proceed.
5	To contribute to the sustainable use of land.	+	0	Urban site.
6	To maintain and enhance the borough's cultural heritage assets and	+	0	No significant heritage constraints so a preferable site in this regard.

Significant Effects of Policy B5: 'Canvey Supply, London Road, Benfleet'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
	areas, assets of historical and archaeological importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0/+	0	Some scope for south facing buildings fronting London Road, however, part of the site would likely face east onto Linden Road. The site is an irregular shape that naturally divides into two regularly parcels, one to the west fronting onto Linden Road (west) and one to the east fronting onto Waverley Road (east) and London Road (south). It is unlikely a development on the western parcel would be capable of orientating to the south. The eastern parcel has a strong capacity to be orientated facing south and east.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/-	0/-	SFRA 2025 cites risk from groundwater 'Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface)'. Surface water hotspot identified in SA site analysis. Could be mitigated with SuDs, redevelopment may address a pre-existing issue.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/-	0	Site would be affected by noise at > 55-69.9dba. More of an issue for residential than for current use. Any proposal on this site should be accompanied with a Noise Impact Assessment, and be designed to reduce the levels of noise occupiers are likely to experience.

Significant Effects of Policy B5: 'Canvey Supply, London Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	0	The site benefits from bus stops serving the No. 28 bus route, within 100m. Would be an accessible site for residential.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	Convenience shopping within the 400-800m range. No PO or pub nearby.
12	To reduce poverty, deprivation and social exclusion.	0/+	0	Employment opportunities within 400-800m range.
13	To improve the population's health and reduce health inequalities.	-	0	No GO nearby and nearest may have capacity issues according to the IDP. Dentist and pharmacy within 800m.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	Allocates 80 homes
15	To promote the efficient use of resources and ensure the necessary	0	0	No likely significant effects

Significant Effects of Policy B5: 'Canvey Supply, London Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	utilities infrastructure to support sustainable development.			
16	To improve the education and skills of the population.	+	0	Primary and secondary schools within 800m, both with current capacity.
17	To ensure sustainable employment provision and economic growth and helping people gain access to satisfying work appropriate to their skills, potential and place of residence	--	0	Policy would result in some loss of employment (existing Builders merchants)
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	+	0	Within 1km of a household waste and recycling centre
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	0	Ultrafast broadband already within the site
Commentary and Conclusions		Policy will provide housing, but there would be a loss of employment so a net negative on economic objectives. Neighbour impacts and possible contamination will require careful consideration.		

Policy B6: '159-169 Church Road, Benfleet' Significant Effects and Alternative Options

Significant Effects of Policy B6: '159-169 Church Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	0	There doesn't appear to be any significant ecology issues in this area.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	?	0	Prevailing character is dense post-war 20th century flatted development. Wider area would benefit from urban regeneration. Possible obstacles to accommodating a significant number of residential units on the identified site: the existing residential layout combined with the need to protect existing amenity, prevent loss of light, avoid overlooking and re-provide existing parking. A question mark remains since a scheme needs to demonstrate the policy can be achieved without detrimental impacts.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	0	Brownfield site.
5	To contribute to the sustainable use of	+	0	Urban site

Significant Effects of Policy B6: '159-169 Church Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	land.			
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	There is limited scope to orientate buildings to face south onto Church Road.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-/?	0	No pluvial or surface water risk identified. But SFRA 2025 cites risk from groundwater as follows: ' <i>Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface).</i> '
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	Not a particularly accessible location

Significant Effects of Policy B6: '159-169 Church Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	0	Convenience shopping on-site and policy ensures no net loss of retail. A good location for additional residential in this regard.
12	To reduce poverty, deprivation and social exclusion.	0/+	0	Employment opportunities within 800m, as well as some local employment in shops,
13	To improve the population's health and reduce health inequalities.	-	0	Relatively remote from GP, Dentist and Pharmacy. Performs poorly against ANGSt standards
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++ /?	0	Policy commitment to 22 homes. Deliverability question mark in line with commentary to indicator 3.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0/+	0	Within 800m of a primary school that has capacity but further from secondary provision. Both have capacity.

Significant Effects of Policy B6: '159-169 Church Road, Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	0	Good proximity to employment opportunities for new residents.
18	To maintain and enhance the vitality and viability of town and retail centres.	+	0	Seeks to preserve an existing parade and additional local residential development would improve the commercial viability of pre-existing retail units.
19	To promote the sustainable management of waste	-	0	Beyond 1km of a household waste and recycling centre
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	0	Ultrafast broadband already within the site to serve new residents.
Commentary and Conclusions		Subject to being deliverable and subject to acceptable impacts on neighbouring amenities and mitigation against groundwater risk, this would be a sustainable site for residential development.		

Policy B7: 'Other Housing Site Allocations in Benfleet' Significant Effects and Alternative Options

Significant Effects of Policy B7: 'Other Housing Site Allocations in Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy	Commentary
			1: Alternative Sites	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- / ?	?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEIOI) from the following impact pathways: non-recreational and water quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- / ?	?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEIOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	See Individual site proposals	See Individual Site Appraisals of Alternative Sites	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.			

Castle Point Plan: SA and SEA Environmental Report

5	To contribute to the sustainable use of land.		
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.		
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate		
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.		
9	To maintain and enhance air quality in the Borough and reduce noise pollution.		
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution		
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space		
12	To reduce poverty, deprivation and social exclusion.		

Castle Point Plan: SA and SEA Environmental Report

13	To improve the population's health and reduce health inequalities.			
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.			
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.			
16	To improve the education and skills of the population.			
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.			
19	To promote the sustainable management of waste			
20	To ensure that the digital infrastructure available meets the needs of current and future generations.			

Commentary and Conclusions

See individual site appraisals for detailed assessments of sites.

The policy B7 contains no further detail on the sites or the implementation of their allocation.

So although most allocations have been assessed as both a site and a policy, in the case of Policy B7 there is largely no more assessment that can be undertaken for most SA objectives.

The exception is SA Objective 1, for which the HRA adds further commentary for each Plan policy including B7.

The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: non-recreational and water quality

Policy B8: 'Manor Trading Estate' Significant Effects and Alternative Options

Significant Effects of Policy B8: 'Manor Trading Estate'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	-/?	There doesn't appear to be major ecology issues in this area, other than a Local Wildlife Site abutting to the NE and some connecting priority habitat deciduous trees along the north boundary. Ideally a revised layout could mitigate this by providing a green landscaped buffer to these features to avoid harm, which may improve upon the current situation.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) on water quality alone or in combination. Since the site is largely already in existence, the effects can be considered a risk even without the policy.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	-	Policy seeks public realm and design improvements, which may improve upon the current situation.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	-/?	0	Possibility of land contamination from current and previous uses that may need investigating and addressing for residential uses to be introduced as per the policy.
5	To contribute to the sustainable use of	+	0	Urban site

Significant Effects of Policy B8: 'Manor Trading Estate'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	land.			
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	0	Scope to orientate buildings to facilitate solar gain.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-/?	0	SFRA 2025 cites risk from groundwater ' <i>Susceptible at Surface (Any part of site intersects with Susceptibility for GW flooding at surface)</i> ' In Critical Drainage Area. Redevelopment may offer scope for mitigation via enhanced SuDS.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	Site would be affected by noise at > 55-69.9dba. Possible air quality implications from pre-existing uses.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/-	0	Not a particularly accessible site. Bus route 21.

Significant Effects of Policy B8: 'Manor Trading Estate'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	0	New residents would have convenience shopping within 400m.
12	To reduce poverty, deprivation and social exclusion.	++	+	Policy promotes towards regeneration, public realm improvement, community uses and employment,.
13	To improve the population's health and reduce health inequalities.	-	0	Not particularly close to GP or other health facilities for residents.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	Policy proposes 200 homes.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	+	0	Close to a primary school with capacity to serve new residents, but further from secondary provision.

Significant Effects of Policy B8: 'Manor Trading Estate'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++/+	+	The policy aims to increase commercial and industrial floorspace by 10%, a relatively modest ambition. The 2025 Employment Site Review noted that, in common with other large sites, it offers potential. However significant financial investment would be required to support the existing infrastructure and create new space by expanding beyond the existing boundaries.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects	
19	To promote the sustainable management of waste	-	-	Beyond 1km of a household waste and recycling centre for new residents.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	++	Ultrafast broadband already within the site	
Commentary and Conclusions		Manor Trading Estate has high occupancy, poor infrastructure, scope for environmental uplift Overall, this is a reasonably sustainable site and policy to achieve the policy objectives, although there are some minor negatives as highlighted in the table.			

Policy B9: 'South Benfleet Playing Fields' Significant Effects and Alternative Options

Significant Effects of Policy B9: 'South Benfleet Playing Fields'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+ /?	0	Policy aim for ' <i>Enhanced biodiversity across the site, complementing the other uses, and creating new wildlife corridors between areas of nature conservation to the east and west</i> ' The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	++ /?	0	Policy proposes ' <i>New areas for water storage that will enhance the role of the area as a reservoir, and reduce the flood risk to those living on the periphery of the open space</i> '. The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	0	Site to be master planned as a multifunctional green space which will enhance the setting
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	No likely significant effects

Significant Effects of Policy B9: 'South Benfleet Playing Fields'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	+	Largely within the Archaeological Consultation Zone. Abuts Conservation Area. Already protected as open space without the policy.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	++	0	Multiple benefits - flood risk reduction, encouragement of sustainable modes of transport and ecosystem services.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++	0	New areas for water storage that will enhance the role of the area as a reservoir, and reduce the flood risk to those living on the periphery of the open space;
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects from the policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic	++	0	Policy will deliver Improved walking and cycling connectivity between residential areas in South Benfleet and the railway station

Significant Effects of Policy B9: 'South Benfleet Playing Fields'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	congestion and mitigate air pollution			
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	0	Key benefit of the policy, enhancing existing open space and green infrastructure,
12	To reduce poverty, deprivation and social exclusion.	+	0/+	Existing open space and green infrastructure has a role in social inclusion and the policy will enhance that.
13	To improve the population's health and reduce health inequalities.	+	0/+	Existing open space and green infrastructure has a role in wellbeing and the policy will enhance that.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills	0	0	No likely significant effects

Significant Effects of Policy B9: 'South Benfleet Playing Fields'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	of the population.				
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects	
18	To maintain and enhance the vitality and viability of town and retail centres.	0/+	0	Improved connectivity to South Benfleet High Street,	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects	
Commentary and Conclusions		A very positive policy with multiple sustainability benefits and improvements relative to the current situation.			

4.6 Hadleigh Policies and Options

The fourth chapter of the Plan contains policies related to Hadleigh, some of them being site allocations.

The Hadleigh policies are:

Had1	Hadleigh Town Centre
Had2	Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes
Had3	Hadleigh Clinic
Had4	Land south of Scrub Lane

Policy Had1: 'Hadleigh Town Centre' Significant Effects and Alternative Options

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+ /?	0	Policy states that the Masterplan will identify ' <i>Opportunities for greening the town centre and increasing biodiversity at street level and above, including the increased use of renewable energy</i> '. These would be harder to deliver and implement if sites came forward individually on an ad-hoc basis (alternative option). The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+ /?	?	Potential townscape and public realm improvements, although increased densities will need to be carefully designed and managed. May be easier to facilitate with a comprehensive master planned approach.

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	+	Largely brownfield site. Development here reduces pressure on greenfield sites and agricultural/potential agricultural land.
5	To contribute to the sustainable use of land.	+	+	Urban site
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	--/?	There are listed buildings and non-designated heritage assets in the vicinity. More intensive higher density development risks harming their settings, although the policy mentions creating a setting for heritage assets such as St James the Less Church. This might be more easier to achieve as part of a comprehensive masterplan. High rise development in the area may also start to impact negatively on the Florence Garden Conservation area, or even the rural assets to the south.
7	To reduce contributions to climatic change by	+/?	0	Policy aim to identify 'Opportunities for greening the town centre and increasing biodiversity at street level and above, including the increased use of renewable energy'. This goal will be easier to achieve via a Masterplan rather than by piecemeal development.

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	adapting and responding to the implications of a changing climate			
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-	-	Site would be affected by traffic noise at > 55-69.9dba Also, in an area where (Hadleigh) where there have been complaints about aircraft noise
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to	+	+	There are multiple bus stops within the site serving the No. 1, No. 3, No. 21, No. 21C, No. 27 and No. 28 bus routes.

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
	motorised vehicles to reduce road traffic congestion and mitigate air pollution			
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	++	Central location with good access to shops and services
12	To reduce poverty, deprivation and social exclusion.	+	+/?	Good access to jobs and policy promotes cultural uses and regeneration.
13	To improve the population's health and reduce health inequalities.	+	+	The Hollies surgery nearby, although appears to lack capacity. Passes some ANGSt standards.
14	To provide appropriate housing and accommodation to meet existing and future needs of the	++	++/?	365 new homes proposed. Masterplan will assist delivery.

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
	whole community.			
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	?	?	Includes a range of community infrastructure Borough-wide regarding long-term utilities electricity and gas infrastructure (source: IDP).
16	To improve the education and skills of the population.	+	+	Good proximity to primary school, but secondary is not within walking distance
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to	+	+ /?	Policy includes employment provision that will be easier to deliver as part of a comprehensive masterplan.

Significant Effects of Policy H1: 'Hadleigh Town Centre'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
	their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	++	+	Key benefit of the policy.
19	To promote the sustainable management of waste	-	-	Beyond 1km of a household waste and recycling centre
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	++	++	Ultrafast broadband already within the site
Commentary and Conclusions		Generally a positive and sustainable policy that will benefit from a masterplan rather than ad-hoc and piecemeal development.		

Policy Had2: 'Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes' Significant Effects and Alternative Options

Significant Effects of Policy H2: 'Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	?	Supports Proposals for habitat creation and habitat management. Park status may be uncertain if not covered by policy.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+	0	Protects the Hadleigh Marshes Special Landscape. Has specific regard to the Southend and Benfleet Marshes SPA and Ramsar site - an estuarine environment for which water quality is key.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	0	Implicit in the policy.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0/+	0	Maintains land and soils, albeit poorer quality agricultural land (grade 4).
5	To contribute to the sustainable use of land.	+	0	Protects valuable greenfield land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	++	0	Protects the setting of Hadleigh Castle scheduled monument. The significance of the Hadleigh Castle and Marshes landscape is such that it has been identified as part of the

Significant Effects of Policy H2: 'Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
				nominated East Coast Flyway World Heritage site.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	0	Some relevance in terms of maintaining ecosystem services.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+	0	Land is mostly flood zone and not promoted for development.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	0	Provides a key higher level area of green infrastructure/open space to serve the area.
12	To reduce poverty, deprivation and social exclusion.	0/+	0	Country park plays a role in community cohesion.

Significant Effects of Policy H2: 'Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	+	0	Green infrastructure has wellbeing benefits.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets	0	0	No likely significant effects

Significant Effects of Policy H2: 'Hadleigh Country Park, Hadleigh Farm and Benfleet & Southend Marshes'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	the needs of current and future generations.				
Commentary and Conclusions			A sustainable policy with environmental and some social benefits.		

Policy Had3: 'Hadleigh Clinic' Significant Effects and Alternative Options

Significant Effects of Policy Had3: 'Hadleigh Clinic'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	+	0	Brownfield site
6	To maintain and enhance the borough's cultural heritage assets	+	0	No significant heritage constraints so a preferable site in this regard.

Significant Effects of Policy Had3: 'Hadleigh Clinic'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	and areas, assets of historical and archaeological importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	Site would be affected by traffic noise at > 70dba. Also in an area where (Hadleigh) where there have been complaints about aircraft noise
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	++/+	0	Fairly accessible site. The site benefits from an east bound bus stop serving the No. 1, No. 21, No. 21C, No. 27 and No. 28 bus routes, within 100m. Within 400m of the site there are multiple bus stops also serving these bus routes as well as the No. 3 bus route.

Significant Effects of Policy Had3: 'Hadleigh Clinic'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	-- /++	0	Site is currently a clinic, with no current certainty of being replaced. Initial IDP work suggested local GPs are already over-capacity. Policy has the caveat that it won't be developed unless the NHS provides assurance that the site is surplus to requirements and the services operating from this facility at the time of application can be provided elsewhere nearby. Otherwise the site is well served by services, so would be a good residential site in the event of the above matters being resolved.
12	To reduce poverty, deprivation and social exclusion.	- /?	0	Health poverty risks, linked to indicators 11 and 13.
13	To improve the population's health and reduce health inequalities.	- /?	0	Site is currently a clinic, with no current certainty of being replaced. Initial IDP work suggested local GPs are already over-capacity. Policy has the caveat that it won't be developed unless the NHS provides assurance that the site is surplus to requirements and the services operating from this facility at the time of application can be provided elsewhere nearby. However there maybe some disruption and residential pressure.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+ /?	0	Delivery seems questionable, subject to the matters outlined in indicators 11 and 13.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support	?	?	There is some wider uncertainty Borough-wide regarding long-term utilities electricity and gas infrastructure (source: IDP).

Significant Effects of Policy Had3: 'Hadleigh Clinic'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	sustainable development.				
16	To improve the education and skills of the population.	0	0	No likely significant effects	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects	

Significant Effects of Policy Had3: 'Hadleigh Clinic'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions	Although this is a sustainable site for residential, the uncertainty surrounding existing health provision brings a degree of risk regarding both deliverability and continued health services.		

Policy Had4: 'Land south of Scrub Lane' Significant Effects and Alternative Options

Significant Effects of Policy H4: 'Land south of Scrub Lane'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	+	No designations or priority habitats on site. However, the site is rough grassland. Development would be mitigated by biodiversity net gain.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	Dependent on development scheme. Policy stipulates that <i>'The frontage of the development is designed to reflect the character of Scrub Lane'</i> which should provide some reassurance.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	Neutral effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	?	?	With archaeological consultation area, but no other heritage issues.

Significant Effects of Policy H4: 'Land south of Scrub Lane'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+	0	No identified issues.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	0	Within 400m of the site there are multiple bus stops serving the No. 1, No. 3, No. 21, No. 27 and No. 28 bus routes. Policy stipulation ' <i>Pedestrian, cycling and public transport measures connecting to the town centre, nearby facilities and services and Hadleigh Infants and Nursery School</i> '
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	-/?	-/?	Policy stipulates ' <i>The loss of playing field land is mitigated by an appropriate financial contribution towards new or enhanced playing field facilities nearby</i> ' Not on 2023 Open Space mapping.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects

Significant Effects of Policy H4: 'Land south of Scrub Lane'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	+/?	0	GP (IDP suggests no capacity), Dentist and Fitness Centre within 400m
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	Residential allocation for 80 homes.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	?	?	There is some wider uncertainty Borough-wide regarding long-term utilities electricity and gas infrastructure (source: IDP).
16	To improve the education and skills of the population.	+	0	Within 400m of primary school and 800m of secondary school, both with capacity.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects

Significant Effects of Policy H4: 'Land south of Scrub Lane'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
19	To promote the sustainable management of waste	-	0	Beyond 1km of a household waste and recycling centre
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	+	0	Ultrafast broadband adjacent the site but is not currently within it.
Commentary and Conclusions		Generally a sustainable site for residential development, subject to resolution of open space matter.		

4.7 Thundersley Policies and Options

The fifth chapter of the Plan contains policies related to Thundersley, some of them being site allocations.

The Thundersley policies are:

Thun1	Thundersley Centre
Thun2	Kiln Road Campus
Thun3	Other Site Allocations in Thundersley
Thun4	Green Space Connectivity in Thundersley
Thun5	Coalescence of Thundersley and Benfleet

Policy Thun1: 'Thundersley Centre' Significant Effects and Alternative Options

Significant Effects of Policy Thun1: 'Thundersley Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	0	Recognises the role of Thundersley centre core, seeks to enhance the public realm. Protects retail and services.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0/+	0	Marginal benefits in terms of promoting viable local centres.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	No significant heritage constraints so a preferable site in this regard.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects

Significant Effects of Policy Thun1: 'Thundersley Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	0	The policy is beneficial because it seeks to preserve and promote local services within walking distance.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	0	Promotes the retention and enhancement of local services
12	To reduce poverty, deprivation and social exclusion.	+	0	Local services help reduce social exclusion, provide local jobs and have a wider role in community cohesion.
13	To improve the population's health and reduce health inequalities.	0/+	0	Local services may be health related, e.g. pharmacy.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects

Significant Effects of Policy Thun1: 'Thundersley Centre'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	++	0	Main benefit of this policy is to preserve and enhance a local centre.
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects
Commentary and Conclusions		Generally a positive policy which has no real sustainability downsides.		

Policy Thun2: 'Kiln Road Campus' Significant Effects and Alternative Options

Significant Effects of Policy Thun2: 'Kiln Road Campus'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	Some deciduous woodland (Priority Habitat) on west side, could be incorporated within a development scheme. Local Wildlife Site abut site to the east, could be mitigated by a sensitive buffer. Scope for boundary planting to increase connectivity. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: recreational disturbance and water quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	?	0	Will depend on the detailed nature of any redevelopment scheme. Slight risk of negative impacts given the proximity of existing residential to the west. Utilising existing building footprints would be unlikely to result in any harm to neighbouring amenities.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	0	No issues at this brownfield location. Development here will reduce the pressure on more sensitive locations.
5	To contribute to the sustainable use	+	0	PDL and non-Green Belt land

Significant Effects of Policy Thun2: 'Kiln Road Campus'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	of land.			
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	0	Grade 2 listed Thundersley Lodge abut the site to the north. Any redevelopment will be mindful of its setting.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+/-	0	Partially within surface water hotspot and within Critical Drainage Area. Redevelopment may actually offer an opportunity to address pre-existing issues via appropriate SuDs.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-	0	Site would be affected by noise at > 55-69.9dba
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised	0/+	0	The site benefits from bus stops serving the No. 1, No. 27 and No. 28 bus routes, within 100m.

Significant Effects of Policy Thun2: 'Kiln Road Campus'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	vehicles to reduce road traffic congestion and mitigate air pollution			
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	0	Policy proposes a new shopping parade. Current provision: Convenience shop nearby, but further from other services. Slight overlap with adjacent open space
12	To reduce poverty, deprivation and social exclusion.	++ /?	0	Currently remote from employment opportunities, but policy indicates some will be created on site. Masterplan will be required to demonstrate ' <i>How a new campus environment will be created containing a mix of uses focused around pedestrian-orientated public realm. This environment will serve as a new civic and service space within Thundersley, and should be active during the day time to support employment, community, education, leisure and civic uses during the day and residents in the evening</i> '.
13	To improve the population's health and reduce health inequalities.	-	0	Beyond walking distance from all medical services (GP, dentist, pharmacy, leisure centre) and no indication that the site will provide any on-site.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	0	Policy indicates that 617 homes will be created.
15	To promote the efficient use of resources and ensure the necessary	+ /?	0	The new campus environment will serve as a new civic and service space within Thundersley, providing community, education, leisure and civic infrastructure.

Significant Effects of Policy Thun2: 'Kiln Road Campus'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
			There is some wider uncertainty Borough-wide regarding long-term utilities electricity and gas infrastructure (source: IDP).
16	++	0	Proposes new childcare nurse and new campus environment. Site within walking distance of primary and secondary provision.
17	++ /?	0	Currently remote from employment opportunities, but policy indicates some will be created on site.
18	++	0	Policy proposes a new shopping parade. Current provision: Convenience shop nearby.
19	-	0	Beyond 1km of a household waste and recycling centre
20	++	0	Ultrafast broadband already within the site

Significant Effects of Policy Thun2: 'Kiln Road Campus'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions	A policy with many positives to enhance community, civic and services as well as providing new homes.		

Policy Thun3: 'Other Site Allocations in Thundersley' Significant Effects and Alternative Options

See individual site appraisals for detailed assessments of sites. The policy Thun 3 contains no further detail on the sites or the implementation of their allocation. So, although most allocations have been assessed as both a site and a policy, in the case of Policy Thun 3 there is largely no more assessment that can be undertaken for most SA objectives.

Policy Thun4: 'Green Space Connectivity in Thundersley' Significant Effects and Alternative Options

Significant Effects of Policy Thun4: 'Green Space Connectivity in Thundersley'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	0	The policy supports Improvements focusing on network connectivity to benefit ecosystem resilience, as well as opportunities for restoration, enhancement and creation of habitats in the area, particularly priority habitats and habitats benefitting protected/priority species
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0/+	0	Marginal benefits. There is at least one watercourse in the area (Prittle Brook) that will also benefit from protection and potential enhancement, including of its rural catchment.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	0	Policy is mindful of the historic pattern of irregular small fields and ancient woodland.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	++	0	The agricultural land quality of the land is question is grade 3, meriting protection.
5	To contribute to the sustainable use of land.	++	0	Protects good quality Green Belt and greenfield land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and	+	0	No significant heritage constraints so a preferable site in this regard.

Significant Effects of Policy Thun4: 'Green Space Connectivity in Thundersley'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0	Green infrastructure has a role to play in both natural flood mitigation and urban cooling (the 'Heat Island' effect).
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0	Marginal benefits. Maintains a natural area of comparative tranquillity and clean air amidst a surrounding urbanised area.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social	0	0	No likely significant effects

Significant Effects of Policy Thun4: 'Green Space Connectivity in Thundersley'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	exclusion.			
13	To improve the population's health and reduce health inequalities.	0/+	0	Wellbeing benefits from green infrastructure. Acknowledges the need for children's play.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0	Acknowledges the need for children's play.
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects

Significant Effects of Policy Thun4: 'Green Space Connectivity in Thundersley'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
19	To promote the sustainable management of waste	0	0	No likely significant effects	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects	
Commentary and Conclusions		A positive and sustainable policy, particularly in terms of environmental effects.			

Policy Thun5: 'Coalescence of Thundersley and Benfleet' Significant Effects and Alternative Options

Significant Effects of Policy Thun5: 'Coalescence of Thundersley and Benfleet'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within	0/+	0	Indirect benefits.	

Significant Effects of Policy Thun5: 'Coalescence of Thundersley and Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	the Borough			
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	0	The main purpose and benefit of the policy is to SA objective 3. The policy seeks to prevent coalescence of settlements and to maintain the Borough's landscape character and townscapes
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0/+	0	Indirect benefits, preventing loss of agricultural land quality grade 3.
5	To contribute to the sustainable use of land.	+	0	Protects valued greenfield and Green Belt land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0/+	0	Indirect benefits.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects

Significant Effects of Policy Thun5: 'Coalescence of Thundersley and Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0	Indirect benefits. Green infrastructure has a role to play in both natural flood mitigation and urban cooling (the 'Heat Island' effect).
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0	Marginal indirect benefits. Maintains a natural area of comparative tranquillity and clean air amidst a surrounding urbanised area.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and	0	0	No likely significant effects

Significant Effects of Policy Thun5: 'Coalescence of Thundersley and Benfleet'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	accommodation to meet existing and future needs of the whole community.			
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects

Significant Effects of Policy Thun5: 'Coalescence of Thundersley and Benfleet'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions	Positive policy, primarily in terms of SA objective 3 and in relation to landscape and townscape.		

4.8 Daws Heath Policies and Options

The sixth chapter of the Plan contains policies related to Daws Heath, some of them being site allocations.

The Daws Heath policies are:

DH1	Green Space Connectivity in Daws Heath
DH2	Coalescence of Settlements – Daws Heath

Policy DH1: 'Green Space Connectivity in Daws Heath' Significant Effects and Alternative Options

Significant Effects of Policy DH1: 'Green Space Connectivity' in Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	0	The policy supports Improvements focusing on network connectivity to benefit ecosystem resilience, as well as opportunities for restoration, enhancement and creation of habitats in the area, particularly priority habitats and habitats benefitting protected/priority species
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0/+	0	Marginal benefits. There is at least one watercourse in the area (Prittle Brook) that will also benefit from protection and potential enhancement, including of its rural catchment.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	0	Policy is mindful of the historic pattern of irregular small fields and ancient woodland.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	++	0	The agricultural land quality of the land is question is grade 3, meriting protection.
5	To contribute to the sustainable use of land.	++	0	Protects good quality Green Belt and greenfield land.

Significant Effects of Policy DH1: 'Green Space Connectivity' in Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	0	Historic assets are present in the landscape, most notably the Romano-British site north of Pound Wood, which is an Ancient Monument.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0	Green infrastructure has a role to play in both natural flood mitigation and urban cooling (the 'Heat Island' effect).
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0	Marginal benefits. Maintains a natural area of comparative tranquillity and clean air amidst a surrounding urbanised area.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities,	0	0	No likely significant effects

Significant Effects of Policy DH1: 'Green Space Connectivity' in Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	green infrastructure and open space			
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects
13	To improve the population's health and reduce health inequalities.	0/+	0	Wellbeing benefits from green infrastructure. Acknowledges the need for children's play.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0	Acknowledges the need for children's play.
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects

Significant Effects of Policy DH1: 'Green Space Connectivity' in Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects
Commentary and Conclusions		A positive and sustainable policy, particularly in terms of environmental effects.		

Policy DH2: 'Coalescence of Settlements – Daws Heath' Significant Effects and Alternative Options

Significant Effects of Policy DH2: 'Coalescence of Settlements - Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0/+	0	Indirect benefits.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	0	The main purpose and benefit of the policy is to SA objective 3. The policy seeks to prevent coalescence of settlements and to maintain the Borough's landscape character and townscapes
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0/+	0	Indirect benefits, preventing loss of agricultural land quality grade 3.
5	To contribute to the sustainable use of land.	+	0	Protects valued greenfield and Green Belt land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0/+	0	Indirect benefits.

Significant Effects of Policy DH2: 'Coalescence of Settlements - Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0	Indirect benefits. Green infrastructure has a role to play in both natural flood mitigation and urban cooling (the 'Heat Island' effect).
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0	Marginal indirect benefits. Maintains a natural area of comparative tranquillity and clean air amidst a surrounding urbanised area.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects

Significant Effects of Policy DH2: 'Coalescence of Settlements - Daws Heath'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects

Significant Effects of Policy DH2: 'Coalescence of Settlements - Daws Heath'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions	Positive policy, primarily in terms of SA objective 3 and in relation to landscape and townscape.		

4.9 'Providing the Right Type of New Homes' Policies and Options

The seventh chapter of the Plan contains policies related to 'Providing the Right Type of New Homes'.

The policies area:

Hou1	Preventing the Loss of Housing
Hou2	Securing More Affordable Housing
Hou3	Housing Type and Mix
Hou4	Specialist Housing Requirements
Hou5	Park Homes
Hou6	Gypsy and Traveller Provision

Policy Hou1 'Preventing the Loss of Housing' Significant Effects and Alternative Options

Significant Effects of Policy Hou1: 'Preventing Loss of Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: No losses without exception	3: Allow the loss of housing for any reason		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	No likely significant effects
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	0	0	No likely significant effects
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	0	0	No likely significant

Significant Effects of Policy Hou1: 'Preventing Loss of Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: No losses without exception	3: Allow the loss of housing for any reason		
						effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	No likely significant effects
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou1: 'Preventing Loss of Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: No losses without exception	3: Allow the loss of housing for any reason		
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	0	0	0	0	No likely significant effects
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou1: 'Preventing Loss of Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: No losses without exception	3: Allow the loss of housing for any reason		
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	0	No likely significant effects
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	0	0	No likely significant

Significant Effects of Policy Hou1: 'Preventing Loss of Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: No losses without exception	3: Allow the loss of housing for any reason		
						effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects
Commentary and Conclusions		<p>Given current residential land values, loss of residential units is unlikely to be a significant issue over the plan period. Although the policy is positive relative to its alternative options, in SA terms there are virtually no likely <i>significant</i> effects from either this policy or its options. In practical terms, it may only prevent the loss of a very small number of residential units over the plan period, insufficient to pass the SA tests of significance.</p>				

Policy Hou2 'Securing More Affordable Housing' Significant Effects and Alternative Options

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	No likely significant effects
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	No likely significant effects
3	To conserve and enhance the quality and local	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
	distinctiveness of the Borough's landscape character and townscapes					
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	+	0	0	-	The policy makes allowance for the relative viability of different types of site, e.g. brownfield, greenfield, urban. Therefore, it will help contribute to the sustainable development of land and ensure less viable brownfield and urban sites are facilitated.
6	To maintain and enhance the borough's cultural heritage assets and	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
	areas, assets of historical and archaeological importance and their settings.					
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
	infrastructure and open space					
12	To reduce poverty, deprivation and social exclusion.	++	++/?	+	+/?	Provision of affordable housing will be positive in addressing poverty, deprivation and social exclusion. Option 1 (Higher percentage) would introduce uncertainty into the viability. Option 2 (Lower percentage) would lower the Affordable housing delivery. Option 3 (Removing differentials) would largely depend on whether the higher or lower thresholds were chosen to apply universally. Either way it would compare poorly against the preferred policy because it would either result in less affordable housing delivery (if set universally lower) or increased likelihood on viability issues (if set universally higher).
13	To improve the population's health and reduce health inequalities.	+	+/?	0/+	+/?	There may be benefits for health/well being, by securing accommodation for marginalised and disadvantaged groups. As with objective 10, the policy is the preferred option, as it seems likely to secure the most affordable housing, for similar reasons relating to

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
						affects on delivery rates and viability as set out in the commentary on objective 10.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	++/?	+	+/?	The policy is the preferred option and likely to deliver appropriate affordable housing to meet the needs, and hence be most effective against this Sa objective. Option 1 (Higher percentage) would introduce uncertainty into the viability. Option 2 (Lower percentage) would lower the Affordable housing delivery. Option 3 (Removing differentials) would largely depend on whether the higher or lower thresholds were chosen to apply universally. Either way it would compare poorly against the preferred policy because it would either result in less affordable housing delivery (if set universally lower) or increased likelihood on viability issues (if set universally higher).
15	To promote the efficient use of resources and ensure	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
	the necessary infrastructure to support sustainable development.					
16	To improve the education and skills of the population.	0	0	0	0	No likely significant effects
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou2: 'Securing More Affordable Housing'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Higher overall AH Contribution	2: Lower overall AH contribution	3: No differentials between urban, BF and GF		
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects
Commentary and Conclusions		<p>The preferred policy appears to be the most sustainable option and is preferable in comparison to the options.</p> <p>Option 1 (Higher percentage) would introduce uncertainty into the viability.</p> <p>Option 2 (Lower percentage) would lower the Affordable housing delivery.</p> <p>Option 3 (Removing differentials) would largely depend on whether the higher or lower thresholds were chosen to apply universally. Either way it would compare poorly relative to the preferred policy because it would either result in less affordable housing delivery (if set universally lower) or increased likelihood on viability issues (if set universally higher).</p>				

Policy Hou3 'Housing Type and Mix' Significant Effects and Alternative Options

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	No likely significant effects
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	No likely significant effects

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)	
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-	- / ?	0	--	Because the borough is typically characterised by larger detached and semi-detached houses, there inevitably may be some impacts on townscape character from policy options promoting a mix weighted more towards smaller units, that are typically flats and apartments. This could be at least partially mitigated via high design standards and/or design codes. Option 1 indicates that the market may push more towards this trend in any event, even without the policy, given the predominance of urban centre sites and the lack of available options for greenfield housing schemes.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	0	0	This policy is concerned with the mix. It doesn't alter the allocations themselves or the brownfield/greenfield balance of the allocations (although it may affect the development density and quantity of units achieved on site). Therefore, there are no direct significant effects.

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)	
5	To contribute to the sustainable use of land.	0	0	0	0	This policy is concerned with the mix. It doesn't alter the allocations themselves or the brownfield/greenfield balance of the allocations (although it may affect the development density and quantity of units achieved on site). Therefore, there are no direct significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	This policy is concerned with the mix. It doesn't alter the allocations themselves or the scale and massing of built form (e.g. smaller flats and 4 bed town houses may both be 3 storey with similar visual impact). Although the differing forms may affect the quantity and density of units achieved on site. Therefore, on balance, there are not considered to be likely directly related and significant effects on heritage settings.
7	To reduce contributions to climatic change by adapting and responding to the	0	0	0	0	This policy is concerned with the mix. It doesn't alter the allocations themselves, the energy utilised, building materials, degree of flood risk or the brownfield/greenfield balance of the allocations (although it may affect the development density and

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)		
	implications of a changing climate					quantity of units achieved on site). Therefore, there are no direct significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	This policy is concerned with the mix. It doesn't alter the allocations themselves or the degree of flood risk or the SuDS mitigations. Therefore, there are no direct significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	This policy is concerned with the mix. It doesn't alter the location of the allocations themselves. Therefore, there are no direct significant effects.

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)	
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	0	This policy is concerned with the mix. It doesn't alter the location of the allocations themselves, nor directly affect the parking or travel choices of the occupants. Therefore, there are no direct significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	0	0	This policy is concerned with the mix, not with the location of developments nor their accessibility, which is covered by other policies. Open space and greenspace standards will apply regardless of the mix. Therefore, there are no direct significant effects.
12	To reduce poverty, deprivation and social	0	0	0	0	No direct significant effects

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)		
	exclusion.					
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No direct significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	0	0	0	The housing mix has been identified from local evidence and the census, and in light of wider plan objectives including sites identified. It is considered the most appropriate and sustainable choice.
15	To promote the efficient use of resources and ensure the necessary infrastructure to	0	0	0	0	No direct significant effects

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)		
	support sustainable development.					
16	To improve the education and skills of the population.	0	0	0	0	Na
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	0	Na

Significant effects of Policy Hou3: 'Housing Type and Mix'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)	
18	To maintain and enhance the vitality and viability of town and retail centres.	+	0	0	++	Increased densities of population in centres and premium sustainability areas will have knock-on beneficial effects for the vitality and viability of town centres.
19	To promote the sustainable management of waste	0	0	0	0	No direct significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No direct significant effects

Significant effects of Policy Hou3: 'Housing Type and Mix'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: No Housing Mix specified - Let the market decide	2: Mix Weighted more to larger homes	3: Mix weighted more to smaller homes (1 and 2 beds)	
Commentary and Conclusions	<p>The majority of the objectives are not directly relevant to the mix of unit sizes stipulated by policy.</p> <p>The policy and its alternative options have limited positive and negative effects.</p> <p>The policy mix weighted towards smaller units, particularly in central areas may increase population density and may have a greater benefit in reinvigorating the vitality and viability of commercial town centre businesses.</p> <p>Conversely, a mix that leads to more flatted development may impact on prevailing townscape character.</p>				

Policy Hou4 'Specialist Housing Requirements' Significant Effects and Alternative Options

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements'														
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults		
		A1: Do not specify accessibility standards	A2: Lower percentage built to M4(2)	A3: Higher percentage built to M4(3)	A4: Lower percentage built to M4(3)	B1: Do not specify number of specialist homes for older people	B2: Lower number of specialist homes for older people	B3: Higher number of specialist homes for older people	C1: Do not specify number of care home beds	C2: Lower number of care home places/beds	C3: Higher number of care home places/beds	D1: No support for the provision of specialist accommodation for vulnerable adults in locations with good access to shops and services	D2: No support for the provision of residential care homes for children	

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2 :	C3	D 1:	D 2.		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	0	0	0	0	0	0	0	0	0	0	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
															impact pathways: recreational disturbance as well as 'Qualifying species outside the designated site' from functionally linked land and water quality.
2	To conserve and enhance water quality and resources,	-/?	0	0	0	0	0	0	0	0	0	0	0	0	The HRA has identified potential adverse impacts to

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:		
	and ensure sustainable reuse of water														water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects
4	To protect, conserve	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
	and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination														effects
5	To contribute to the sustainable use of land.	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects
7	To reduce contributions to climatic	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)														
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults		
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.	
	change by adapting and responding to the implications of a changing climate													
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:		
	be caused by climate change.														
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
	and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution														
11	To improve the quality, range, and accessibility to essential services, facilities, green	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:		
	infrastructure and open space														
1 2	To reduce poverty, deprivation and social exclusion.	+	-	+/?	+	-/?	-	-/?	++/?	-	-	+/?	-	-	This policy helps manage the impact of changing demographics and ensure the population is in appropriate accommodations for its needs, enabling occupants to remain in

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)														
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults		
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:	
														their homes as they age or become disabled, thus reducing social exclusion. In relation to options B3 and C3, the numbers are based on evidence so higher numbers would not necessarily be more beneficial as they may not

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)																
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary		
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults				
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C 2:	C3	D 1:	D 2:			
															be needed. See overall Commentary and Conclusions at the foot of the table for further explanation.	
1 3	To improve the population's health and reduce health inequalities.	++	-	++ /?	+	- /?	-	- /?	++ /?	-	-	+	/?	-	-	This policy directly helps manage the health of older residents In relation to option B3 and C3, the numbers are

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:		
															based on evidence so higher numbers would not necessarily be more beneficial as they may not be needed. See overall Commentary and Conclusions at the foot of the table for further explanation.

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C 2:	C3	D 1:	D 2:		
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	++	-	++ /?	- /?	- /?	-	- /?	?	-	-	?	-	-	This policy helps provide appropriate housing and accommodation to meet the future needs of elderly members of the community. In relation to option C3, the numbers are based on evidence so higher numbers

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2:		
															would not necessarily be more beneficial as they may not be needed. See overall Commentary and Conclusions at the foot of the table for further explanation.

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C 2:	C3	D 1:	D 2:		
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+/?	0	+/?	-/?	0	-/?	0	-/?	-	-	-/?	-	0/-	Loosely related, since health infrastructure is a factor in objective 15, which can be interpreted to encompass physical and mental wellbeing. Preferred policy risks over-provision, since people will adapt their existing

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)														
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults		
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C 2:	C3	D 1:	D 2:	
														homes in most cases, and some homes will also already be adapted, but it seems certain the required level of provision will be provided one way or another. Care homes and the care of vulnerable adults would fall under objective 15,

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C 2:	C3	D 1:	D 2:		
															but accessibility standards and children's homes to a lesser extent. See overall Commentary and Conclusions at the foot of the table for further explanation.
16	To improve the education and skills of	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
	the population.														
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy													Commentary
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
	satisfying work appropriate to their skills, potential and place of residence														
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects
19	To promote the sustainable	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

Significant Effects of Policy Hou4 : 'Specialist Housing Requirements' (Part One)															
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy												Commentary	
		A: Accessibility Standards				B: Specialist Homes for Older People			C: Care Home Beds			D: Children and Vulnerable Adults			
		A 1:	A2:	A 3:	A 4:	B 1:	B 2:	B3:	C 1:	C2:	C3	D 1:	D 2.		
	management of waste														
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects

<p style="text-align: center;">Commentary and Conclusions</p>	<p>The current policy is the preferable option in sustainability terms and is based on the evidence base.</p>	<p>Building Regulations require that all new homes meet the (M4(1)) standard of being Visitable, but there are optional standards of Accessible and adaptable (M4(2)), similar to Lifetime Home standard), and Wheelchair user dwelling (M4(3)).</p> <p>The Housing Needs Assessment identifies that up to 4,018 new Accessible and adaptable (M4(2)) homes would need to be provided. In reality, demand for accessible new homes will not be provided only in new built homes; many people will adapt their existing homes.</p> <p>Paragraph 7.38 of the Housing Needs Survey suggests that making M4(2) the default minimum for all new homes would be appropriate, anticipates changes in national regulations and would ensure that the future need for M4(2) Category 2</p>	<p>The plan supports proposals that contribute towards the delivery of new specialist homes for older people over the plan period in locations with good access to shops and services.</p> <p>Castle Point currently has a very low number of older person accommodation, and increasing this would align more with the national average. There is some uncertainty here.</p> <p>Providing a higher number may make up a historic shortfall, but risks being an inefficient use of resources if the need is not fully justified or utilised.</p>	<p>The plan supports proposals that contribute towards the delivery of new care home beds over the plan period.</p> <p>An estimate of emerging demand for care home bedspaces is made in the Local Housing Needs Assessment. It is estimated that 107 dwellings will be vacated by residents moving into care homes. Using a bedspace to homes ratio of 1.8 beds/home, there is an emerging need for an additional 193 bedspaces in care homes over the plan period.</p> <p>Providing a higher number may</p>	<p>Not including these elements in policy would be detrimental in terms of social inclusion, health and meeting the housing needs of the whole community.</p>
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		<p>housing in Castle Point would be met in full. The option A2 of a lower percentage, may save resources but also introduces some uncertainty of the plan policy addressing the need.</p> <p>The current preferred policy stipulates 10% of all new homes are built to M4(3) wheelchair user standard. Paragraph 7.49 of the Housing Needs Survey supports this figure, so options A3 and A4 assess relatively poorly against the preferred policy. A3 risks providing inappropriate housing and making an inefficient use of resources on a quantity adaptations that are not needed. Option A4 risks not addressing the issue fully and exacerbating social exclusion.</p>	<p>ensure adequate provision, but risks being an inefficient use of resources if the need is not fully justified or utilised.</p>
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Policy Hou5 'Park Homes' Significant Effects and Alternative Options

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	-/?	-/?	<p>Holehaven is adjacent to a SSSI. Sandy Bay and Holehaven are both adjacent to Mudflats (priority habitat) and Local Wildlife sites. Kingsleigh Park is also adjacent to Local Wildlife sites.</p> <p>Although the policy focuses on the pre-existing sites, there are some risk of minor impacts from more intensive occupancy in sensitive areas, that will need managing and mitigating,</p> <p>Allocating more sites (option 2) largely depends on the location, but also comes with some risk as Park homes are often in coastal environmentally sensitive locations.</p> <p>Winter use will have de-minimis impacts.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: recreational disturbance, air quality, water quality as well as</p>

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use		
						'Qualifying species outside the designated site' from functionally linked land.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- / ?	0	- / ?	0	Risks depending on waste disposal methods, and degree of hard standing vs permeable surfacing and SuDS, particularly at more sensitive coastal locations. The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local	0	0	- / ?	0	Sandy Bay and Kingsleigh Park have TPOs on sites, which would need to be protected.

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use		
	distinctiveness of the Borough's landscape character and townscapes				New site may have a landscape and visual impact, depending on location.	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	-/?	0	New sites may result in loss of land of reasonable agricultural quality, depending on location.
5	To contribute to the sustainable use of land.	0	0	-/?	0	New sites may result in greenfield land take.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	0	?	0	Holehaven is the setting of listed buildings, and overlaps slightly with the archaeological consultation zone, which may present a constraint. Sandy Bay is wholly in the archaeological consultation zone.

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use	
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	?	0	?	0	Scope for renewables unknown.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	--	+	-/?	-	All Canvey sites are in flood zone 3a and Kingsleigh Park is also in the Critical Drainage Area. Kingsleigh Park is in a Critical Drainage Areas and a surface water flooding hotspot. The construction of these homes, whilst somewhat more robust than in the past is nonetheless more vulnerable to cold weather and flooding than more traditional buildings, so the latter are preferable as accommodation in this respect. Flooding problems are typical worse in Winter months, so extending occupancy increases the risk relative to restricted occupancy.
9	To maintain and enhance air quality in the Borough and	-/?	0	-/?	-/?	The HRA has identified potential impacts from air quality to international sites as a result of this policy.

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use		
	reduce noise pollution.					
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	Catering for a typically older population, commuting is less of an issue. Larger sites may provide some services on site.	
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	0	No likely significant effects.	
12	To reduce poverty, deprivation and social exclusion.	+	-	+	0/+	Some benefits in providing more affordable accommodation within a semi-supportive community.

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use	
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	-	+	0/+	The policy does support a housing option that is an appealing choice to many in the community, as well as presenting a more affordable option.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	-/?	0	?	0	Risk that intensification may be at the expense of community, amenity and open spaces
16	To improve the education and skills of the population.	0	0	0	0	No likely significant effects.

Significant Effects of Policy Hou5: 'Park Homes'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects.
20	To ensure that the digital	0	0	0	0	No likely significant effects. Depends on location.

Significant Effects of Policy Hou5: 'Park Homes'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: Do not support new park homes	2: Allocate more park home sites	3: Do not restrict winter use	
	infrastructure available meets the needs of current and future generations.				
Commentary and Conclusions		<p>There are several risks of detrimental environmental effects to more intensive development on Park Home sites although most are minor or manageable. Flood risk is the most notable and potentially serious of these risks. Risks are balanced against their provision being an appealing and affordable choice for many in the community, and provides much needed residential accommodation.</p>			

Policy Hou6 'Gypsy and Traveller Provision' Significant Effects and Alternative Options

Significant Effects of Policy Hou6: 'Gypsy and Traveller Accommodation'				
Sustainability Objective		Preferred Policy	Alternative Option: Expand Existing sites	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	Jana Fields site has deciduous woodland (a priority habitat) in close proximity to the south and west. Orchard Place also has deciduous woodland (a priority habitat) on-site/adjacent, although this has largely been subject to wholesale clearance on the ground in the last 4 years (would be subject to necessary Forestry Commission Licence). No obvious ecological constraints at 71 Watlington Road. The HRA has screened in potential impacts upon air quality, water quality and 'Qualifying species outside the designated site' from functionally linked land.
2	To conserve and enhance water quality and resources.	-/?	0	No apparent water-courses on the sites. The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-/?	-	Likely landscape impacts from Jana Fields and Orchard Place.
4	To conserve and enhance soil and mineral resources.	0	-	Jana Fields and Orchard Place located within an area of Agricultural Land Quality Grade 3.
5	To contribute to the sustainable use of land.	+	-	Existing sites pdl, expansion would typically be onto greenfield land.

Significant Effects of Policy Hou6: 'Gypsy and Traveller Accommodation'				
Sustainability Objective		Preferred Policy	Alternative Option: Expand Existing sites	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	Janda Fields and Orchard Place site is within archaeological consultation zone, but no other heritage constraints identified on any of the sites
7	To reduce contributions to climatic change.	0	0	No likely significant effects
8	To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-/?	-/?	All three sites have surface water flooding issues, particularly Watlington Road. Could be mitigated by SuDS.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	-/?	The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To promote and encourage the use of sustainable methods of travel.	0	0	No likely significant effects.
11	To ensure accessibility to services.	0/-	0/-	All fairly remote from services
12	To reduce poverty and social exclusion.	+/?	+	Meeting the need would help meet this objective.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.

Significant Effects of Policy Hou6: 'Gypsy and Traveller Accommodation'				
Sustainability Objective		Preferred Policy	Alternative Option: Expand Existing sites	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+ /?	+	Jana Fields corner site appears to have scope for intensification and/or possibly expansion. Orchard Place may have scope for expansion - depending on confirmation of legality of recent woodland clearance. Watlington Road appear to have less scope and is more hemmed in to a residential area. All subject to more detailed survey work.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0/-	0/-	Jana Fields and Orchard Place fairly remote from schools
17	To ensure sustainable employment provision and economic growth.	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and	0	0	No likely significant effects.

Significant Effects of Policy Hou6: 'Gypsy and Traveller Accommodation'			
Sustainability Objective	Preferred Policy	Alternative Option: Expand Existing sites	Commentary
	future generations.		
Commentary and Conclusions		This is a necessary policy to meet the needs, albeit there are some environmental concerns with the sites, particularly of the expansion option were pursued.	

4.10 ‘Supporting Employment and Tourism’ Policies and Options

The eighth chapter of the Plan contains policies related to ‘Supporting Employment and Tourism’.

The policies area:

E1	Development on Strategic Employment Land
E2	Development of New Employment Floorspace in and around Town Centres
E3	Development of Local Skills
E4	Culture and Tourism

Policy E1 'Strategic Employment Land': Significant Effects and Alternative Options

Significant Effects of Policy E1: 'Strategic Employment Land'					
Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	-/?	<p>The SA identified a significant negative in that an employment allocation in this policy overlapped a Local Wildlife Sites. As a consequence the Plan was amended and this SA assesses the updated Plan.</p> <p>Charfleets and Canvey Port both directly abuts SSSI and Local Wildlife Sites. Rayleigh Weir and Manor Trading Estate abut Local Wildlife Sites. There is a risk of harm without careful site planning, application of buffers, etc.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality (SEL3), Functionally Linked Land and water quality (SEL4) and non-recreational disturbance, water quality and air quality.</p>

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land	
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	-/?	Some of the strategic employment areas have existing waterbodies on site or nearby. The integrity of these watercourses will need protecting in any layout, including via implementation of SuDS to control run-off. CPBC is a water stressed area but the spatial distribution of development will not have significant impacts on water availability. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0/+	0	-/?	The strategic employment areas have become an established townscape feature. In some instances the legacy of industrial uses may mean contamination risks and the areas are not immediately suited to residential. There are TPOs on some sites that need to continue to be protected. Policy requires environmental improvements and landscaping. The preferred policy promotes environmental improvements and landscaping while preserving the established use of the areas,

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0/+	0/+	0/+	Urban brownfield sites. There are no minerals extraction sites or deposits safeguarded by the Essex Minerals Plan in the borough.
5	To contribute to the sustainable use of land.	0/+	0/+	0/+	Seeks to make the best use of previously developed land, limiting pressure on greenfield sites.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	-/?	0	Balanced or neutral effects for the preferred policy and option 2. Development uses are already established and the options have little significant impact upon that, other than allowing retail (option 1) may encourage more car-borne shopping trips at the expense of centres that are more accessible by sustainable travel options.

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land	
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-/?	-/?	-/?	There are some flood risks on the sites (Set out in section 5 for individual sites). Policy reference to possible environmental improvements 'drains'. However, there are mitigation opportunities for a range of beneficial SuDs treatments to reduce contamination risks/water treatment including permeable paving.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	-/?	-/?	Not an ideal environment for the option of introducing residential, since noise and air quality likely to be associated with industrial areas, which may in turn impact the continued operation of established business uses. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	-/?	-/?	Generally more remote areas for residential, comparatively removed from services. Out of town retail is generally less preferable than centre locations, although retail seeking to locate may include 'big box' large multiple retailers suited to out of town or large supermarkets, rather than more localised essential services.

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective		Preferred Policy	Alternative Options		Commentary
			1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land	
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	-/?	Generally more remote areas for residential, comparatively removed from services
12	To reduce poverty, deprivation and social exclusion.	+	-/?	-/?	Preserves employment areas. Generally more remote areas for residential, comparatively removed from services. Retail options would be more likely to be car-dependent rather than traditional centres.
13	To improve the population's health and reduce health inequalities.	0	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	++	The preferred policy preserves the sites for employment, Option 2 would be preferable for SA objective 14.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	0	No likely significant effects.

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land		
16	To improve the education and skills of the population.	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	0	-	Preserves sites for employment provision. Given land value differentials, allowing residential would likely result in a rapid erosion of these sites purpose and function. Each strategic employment area has a slightly different context. As set out in the Employment Topic Paper: Manor Trading Estate has high occupancy, poor infrastructure, scope for environmental uplift. Stadium Way / Rayleigh Weir is fully occupied, but has limited expansion potential. Charfleets & Roscommon Way has scope for intensification, combined with proximity to permitted expansion land. South Canvey Port Facilities are a nationally significant energy hub, retained for strategic storage/logistics. However all four benefit from the inclusion of this policy.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	--	0	Allowing retail on these out of town locations would likely be detrimental to the health and vitality of established retail centres.
19	To promote the sustainable	0	0	0	No likely significant effects.

Significant Effects of Policy E1: 'Strategic Employment Land'

Sustainability Objective	Preferred Policy	Alternative Options		Commentary	
		1: Allow Retail on Strategic Employment Land	2: Allow Residential on Strategic Employment Land		
	management of waste				
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0/+	0	0	Policy supports improvements to communications infrastructure

Commentary and Conclusions

The policy is preferable compared to the options, primarily for economic reasons. The preferred policy seeks to retain and enhance employment uses on the four individual strategic employment areas. All four individual sites mentioned in the policy are assessed at least once elsewhere in the Plan. Manor Trading Estate is Policy B8 and Site ID 40220, Stadium Way Rayleigh Weir is site ID 40226, Charfleets Industrial Estate is 40229, South Canvey Port Facilities is Policy C3. The assessment of this composite policy is not intended to re-visit the conclusions of those individual assessments in detail.

Options 1 and 2 build upon development strategy option 1b that was subject to initial assessment through the SA Scoping Report. Assessment conclusions has in some cases evolved since the Scoping Report due to several factors, such as emerging evidence and factors of consideration, as well as detailed site based analysis revealing more constraints, etc.

Policy E2 'Development of New Employment Floorspace in and around Town Centres': Significant Effects and Alternative Options

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	-/?	-/?	The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty. It is unclear whether the options would also result in likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	-/?	-/?	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty. It is unclear whether the options would also result in likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and	0	0	0	0	There will be an alteration to the townscape character as a result of the implementation of this policy, particularly the expectation that

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
	townscapes					developments within 400m of the town centre deliver employment. However, the overall effect on townscape quality is considered to be neutral.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	Provided developments are well designed and mindful of local heritage constraints there will be no likely significant effects

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	No likely significant effects

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+ /?	- /?	- /?	- /?	The policy should increase the local supply of office /employment floorspace and local employment opportunities. This may in turn reduce the degree of out-commuting.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ /?	- /?	- /?	- /?	This may improve the borough's self sustainability for essential services.
12	To reduce poverty, deprivation and social exclusion.	+ /?	- /?	- /?	- /?	As with objectives 10 and 11, stimulating the local economy may help reduce poverty, deprivation and social exclusion.

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	-/?	+/?	+	+/?	The policy encouraging employment uses, may be at the detriment of residential, which may have otherwise been the most likely use of the floorspace, particularly within 400m of the town centres.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+	-/?	-/?	-/?	Should ensure housing growth is supported by jobs in appropriate locations to support sustainable development.
16	To improve the education and skills of	0	0	0	0	No likely significant effects

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
	the population.					
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	-	-	-	The core benefit of this policy and the objective that sees the most significant positive effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	+	-	-	-	Proposals that encourage employment uses in centres can help promote vitality and viability
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects

Significant effects of Policy E2: 'Development of New Employment Floorspace in and around Town Centres'						
Sustainability Objective	Preferred Policy	Alternative Options			Commentary	
		1: Don't allocate mixed use	2: Don't stipulate an expectation for new employment floorspace within 400 walking catchment of town centres	3: Allow net loss of employment floorspace within town centres		
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects
Commentary and Conclusions		Overall this policy seems likely to bring economic benefits, and is preferable to the alternatives.				

Policy E3 'Development of Local Skills': Significant Effects and Alternative Options

Significant Effects of Policy E3: 'Development of Local Skills'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects

Significant Effects of Policy E3: 'Development of Local Skills'

Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	+	-	In the long-term, the successful implementation of this policy may start to benefit these issues via upping the skills base and associated local economy and incomes.
13	To improve the population’s health and reduce health inequalities.	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the	0	0	Balanced - Education, skills and training is a form of

Significant Effects of Policy E3: 'Development of Local Skills'

Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	necessary infrastructure to support sustainable development.			infrastructure, though prioritising it may inevitably impact upon other forms of infrastructure.
16	To improve the education and skills of the population.	++	--	Objectives 16 and 17 would be the main beneficiary objectives from the successful implementation of this policy.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	++	--	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects
Commentary and Conclusions		<p>This policy affects a limited number of SA objectives but is positive in terms of 16, 17 and to a lesser extent 12. Positive effects are likely to be experienced in the longer term.</p> <p>Negative effects from the policy are de-minimis, although the policy adds to the development costs and is a further draw from the pool of development contributions that may, in some circumstances, impact upon development viability.</p>		

Policy E4 'Culture and Tourism': Significant Effects and Alternative Options

Significant effects of Policy E4: 'Culture and Tourism'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	-/?	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Functionally Linked Land and Water Quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	-/?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0/+	0	0	0/-	Some tourist and cultural destinations are intrinsically linked with the landscapes of the borough, e.g. the seafront, coastal path, Hadleigh Park, etc. Therefore, recognition of the borough landscapes economic and cultural value via this policy has a synergistic effect and arguably promotes their value and helps ensure their preservation and conservation.

Significant effects of Policy E4: 'Culture and Tourism'

Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy	
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	0	0	No likely significant effects
5	To contribute to the sustainable use of land.	0	0	0	0	No likely significant effects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	-	+	-	Whilst this policy is in the economic section, it includes a key recognition of the economic and tourist value of cultural assets. This in turn helps ensure cultural assets are respected and preserved.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding	0	0	0	0	No likely significant effects

Significant effects of Policy E4: 'Culture and Tourism'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy	
	which may be caused by climate change.				
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	No likely significant effects
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	No likely significant effects
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	0	No likely significant effects

Significant effects of Policy E4: 'Culture and Tourism'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy		
12	To reduce poverty, deprivation and social exclusion.	+	+	-	-	Tourism and cultural sectors do provide local employment. At least 1500 local jobs are dependent upon tourism and the sector is worth over £100 million according to the evidence (Economic Impact of Tourism 2022).
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	0	No likely significant effects
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	0	No likely significant effects
16	To improve the education and skills of the population.	0	0	0	0	No likely significant effects

Significant effects of Policy E4: 'Culture and Tourism'

Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	+	+	-	-	At least 1500 local jobs are dependent upon tourism and the sector is worth over £100 million according to the evidence (Economic Impact of Tourism 2022).
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	No likely significant effects
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects
Commentary and Conclusions		This is generally a positive and sustainable policy, both in terms of the Plan as a whole and in comparison to the alternative options.				

Significant effects of Policy E4: 'Culture and Tourism'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: Just Tourism, do not include Culture	2: Just Culture, do not include Tourism	3: No Policy	
					<p>The evidence showed that tourism is important to Castle Point, accounting for 6% of all employment. Furthermore many of the Borough's visitor attractions are also cultural assets, so it makes sense for the policy to address both economic and cultural components.</p>

4.11 ‘Town Centres and Retail Services’ Policies and Options

The ninth chapter of the Plan contains policies related to ‘Supporting Local Retail Services’.

The policies area:

TC1	Town Centres and Primary Shopping Areas
TC2	Local Shopping Parades
TC3	Retail Parks and Out of Centre Locations
TC4	Protecting Local Shops
TC5	Hot Food Takeaways and Fast Food Outlets

Policy TC1 'Town Centres and Primary Shopping Areas': Significant Effects and Alternative Options

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	-/?	-/?	-/?	-/?	-/?	<p>There is a Local Wildlife Sites adjacent a Town Centre and a protected species records adjacent another Town Centre boundary, highlighting that effects upon all SA objectives have to be considered in all locations and a conclusion of 'no harm' cannot be automatically assumed.</p> <p>There are a smattering of TPOs on the fringes of all the Town Centres (Canvey Island, South Benfleet, Tarpots and Hadleigh).</p> <p>However, overall effects on objective 1 are likely de minimis and not significant in SA terms.</p> <p>The HRA has screened in potential impacts to the international habitats sites from air quality and</p>

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
							water quality from this policy, which introduces a possibility of negative effects.	
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	-/?	-/?	-/?	-/?	-/?	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+ / ?	- / ?	-	-	?	?	<p>Town centres are likely to see more intensive development as a result of the wider plan strategy and policies, although this particular policy is primarily concerned with ensuring vitality and viability of retail and town centre uses. Therefore an altered townscape via increased density of development and building scales would be an indirect, rather than direct effect.</p> <p>Expanding town centre designations may impact on pre-existing townscape. Conversely, not protecting town centre and primary shopping areas through policy may corrode townscapes more significantly, from the loss of local services and community as more profitable residential uses would start to predominate.</p> <p>Expanding the evening economy may have</p>

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
								<p>positive and negative effects, increased vibrancy and vitality may be balanced by noise and a possible increase in anti-social behaviour issues, although these are debatable and dependent on a number of factors, including the uses and types of occupancy.</p> <p>Similarly, promotion of mixed use may have positives and negatives in terms of townscape. In some locations it may represent a departure from prevailing character, but may nonetheless potentially enhance townscape quality.</p>
4	To protect, conserve and enhance land, soils and	0	0	0	0	0		No likely significant effects.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
mineral resources, minimise the loss of agricultural land, whilst reducing land contamination								
5 To contribute to the sustainable use of land.	+	?	-/?	-/?	-/?	-	In a broad sense, this policy makes the best use of sustainable land in its most sustainable locations, including policies promoting mixed use and seeking to ensure continued and increased footfall, vitality and commercial viability. Option 1 may depend on the strength of the market to absorb growth, overly expanding may conversely result in increased vacancies and a decline in town centre health. Options 2, 3 and 4	

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
								are more marginal but all seem likely to result in less sustainable uses of land - Retail and commercial uses may be forced out into out of town locations. Option 5 of not supporting mixed use result in brownfield sites not been made best use of so is a negative for objective 5.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and	0	-/?	0	0	0	0	The Town Centres are not without heritage areas and settings. South Benfleet town centre overlaps with conservation area, a listed building and the archaeological consultation zone. Hadleigh Town Centre overlaps with the archaeological consultation zone, a listed building and is nearby a historic monument and the Historic National Landscape. Generally, in the context of the wider plan strategy, and in comparison to the extent of

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	their settings.							historic constraints that are often found in town centres, the risks are de minimis. Options 1 presents the most risk, as it may entail further encroachments on the settings of historic assets.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	0	0	No likely significant effects.
9	To maintain and enhance air quality in the	-/?	-/?	0	0	+/?	0	There is some risk of noise pollution from options that expand the evening economy. This may be difficult to mitigate in practice.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	Borough and reduce noise pollution.							The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to	+	?	-	-	-/?	-/?	Providing local commercially viable, mixed use town centres that retain footfall and reduce the need to travel is at the core of what this policy aims to achieve. Option 1 may depend on the strength of the market to absorb growth, overly expanding may conversely result in increased vacancies and a decline in town centre health. Options 2, 3, 4 and 5 all, to some extent, would reduce the effectiveness of the original policy aims in this regard.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	reduce road traffic congestion and mitigate air pollution							
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	?	-	-/?	-/?	-	<p>This policy should help ensure the quality, range, and accessibility to essential services, particularly in the wider Town Centre designations.</p> <p>Option 1 may depend on the strength of the market to absorb growth, overly expanding may conversely result in increased vacancies and a decline in town centre health.</p> <p>Other options are generally negative since they would offer less protection to essential services in sustainable locations (2 and 3), or fail to</p>

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
							capitalise on their potential in terms of extending usage times (4) or maximising use of land (5).	
12	To reduce poverty, deprivation and social exclusion.	+	?	-	-	0	-	Access to key services, convenience shopping, local jobs and community is a key element of social inclusion. It also ensures that residents do not necessarily have additional travel expenses.
13	To improve the population's	+/?	0	0	0	0	-/?	Marginal, but health services may form a component of mixed use, so may benefit from

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	health and reduce health inequalities.						the policy.	
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+/?	?	+	+	0	-	The policy promotes mixed use and residential on upper floors. Options 2 and 3 would likely result in even more residential development as it is profitable relative to the town centre and retails uses this policy seeks to protect.
15	To promote the efficient use of resources and ensure the	+/?	0	0	0	0	-/?	Mixed uses at higher density in sustainable locations may enable efficient use of infrastructure.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	necessary infrastructure to support sustainable development.							
16	To improve the education and skills of the population.	0	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving	+	?	-	-/?	-/?	-	Promotion of mixed town centre uses that may include employment uses, as well as protection of local retail services which provide local employment, means this policy has some benefits towards this objective.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'							
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use	
efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence							
18 To maintain and enhance the vitality and viability of town	++	?	--	--	-	-	The key aim, objective and benefit from this policy relates to Objective 18. As such the effects are very positive, and options that dilute the effects of the policy (2, 3 and to a lesser extent 4)

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	and retail centres.							are conversely negative. Option 1 may depend on the strength of the market to absorb growth, overly expanding may conversely result in increased vacancies and a decline in town centre health.
19	To promote the sustainable management of waste	0	0	0	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC1: 'Town Centres and Primary Shopping Areas'								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy					Commentary	
		1. Expand Town Centre designations, (either significantly expand exiting boundaries or create new designations)	2. Do not identify and protect Town Centres	3. Do not identify and protect Primary Shopping Areas	4. Do not support evening economy uses	5. Do not support Mixed Use		
	generations.							
Commentary and Conclusions	<p>Overall this is a positive policy with benefits for retail, town centre and service uses, which in turn benefits the community at large. Environmental impacts are generally minimal. This policy may place some restrictions on the free market to the possible detriment of increasing large scale residential development, although the current policy will facilitate some residential via promotion of mixed use.</p> <p>It should be noted that the new Plan is considering some minor adjustments to town centre boundaries to reflect on the ground changes since the last adopted Plan in 1998. These are not considered significant so fall within the scope of the preferred policy option.</p>							

Policy TC2 'Local Shopping Parades': Significant Effects and Alternative Options

Significant effects of Policy TC2: 'Local Shopping Parades'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	Although ecological assets can be found in urban locations, overall effects on objective 1 are likely de minimis and not significant in SA terms.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	-	0	0	Protecting parades will be beneficial to maintaining character and townscape.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	0	0	No likely significant effects.

Significant effects of Policy TC2: 'Local Shopping Parades'

Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use	
5	To contribute to the sustainable use of land.	+	0/-	0/-	-	In a broad sense, this policy makes the best use of sustainable land in its most sustainable locations, including policies promoting mixed use and seeking to ensure continued viability of parades and local retail services. Convenience shops (option 4 are the key element of this. Options 1 and 2 are more marginal but all seem likely to result in less sustainable uses of land - Retail and commercial uses may instead start to concentrate on out-of-town locations and more remote locations.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	No likely significant effects.

Significant effects of Policy TC2: 'Local Shopping Parades'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use		
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	No likely significant effects.	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	No likely significant effects.	
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	-	-/?	-	Providing local commercially parades and retail uses that retain footfall and reduce the need to travel is at the core of what this policy aims to achieve. Options 1, 3 and to some extent 1, would reduce the effectiveness of the original policy aims in this regard.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	-	0/-	This policy should help ensure the quality, range, and accessibility to local essential services Option 1 may depend on the strength of the market to absorb growth, overly expanding may conversely

Significant effects of Policy TC2: 'Local Shopping Parades'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use		
					result in increased vacancies and a decline in town centre health.	
12	To reduce poverty, deprivation and social exclusion.	+	-	0/-	-	Access to key services, convenience shopping, local jobs and community is a key element of social inclusion. It also ensures that residents do not necessarily have additional travel expenses.
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+/?	+	0	0	The policy promotes mixed use and residential on upper floors. Options 2 would likely result in even more residential development as it is profitable relative to the retails uses this policy seeks to protect.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	0	No likely significant effects.

Significant effects of Policy TC2: 'Local Shopping Parades'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use		
16	To improve the education and skills of the population.	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0/+	-/?	-	0	Promotion of employment uses on upper floors, as well as protection of local retail services which provide local employment, means this policy has some benefits towards this objective.
18	To maintain and enhance the vitality and viability of town and retail centres.	++	--	-	-	The key aim, objective and benefit from this policy relates to Objective 18. As such the effects are very positive, and options that dilute the effects of the policy (2, 3 and particularly option 1) are conversely negative.
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects.

Significant effects of Policy TC2: 'Local Shopping Parades'

Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1. Do not identify and protect Local Shopping Parades	2. Do not support residential or employment uses on upper floors	3. Do not require the presence of a convenience retail use	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects.
Commentary and Conclusions		<p>Overall this is a positive policy with benefits for retail, and to a lesser extent service and economic uses, which in turn benefits the community at large. This policy may place some restrictions on the free market to the possible detriment of increasing large scale residential development, although the current policy will facilitate some residential via promotion of mixed use. The main purpose and value of parades is in providing essential convenience goods within walking distance of the home which is particularly important for the less mobile. Therefore, option 3 would detract from this aim and is not a sustainable option.</p>				

Policy TC3 ‘Retail Parks and Out of Centre Locations’: Significant Effects and Alternative Options

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	--	--	0	-	0/-	0	+ /?	At the time of this assessment, West Canvey Retail Park appears to overlap with the SSSI designation, which leads to a risk of very severe negative impacts from this policy. Defining it as a centre would further increase development pressure

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment	
								<p>To mitigate, the boundary will need to be amended. No impact assessments, or more relaxed impact assessment criteria will also increase pressure on unsustainable locations. Allowing their redevelopment under option 6 would probably be for residential. This also facilitate the protection of the</p>

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment	
								<p>more ecologically sensitive sections of the site as onsite biodiversity net gain.</p> <p>The HRA screened in impacts from air quality, water quality and 'Qualifying species outside the designated site' from functionally linked land.</p>

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	--	--	0	-	0/-	0	0	The Canvey Wick SSSI citation indicates that the designation supports brackish (coastal wetland) habitats. Therefore it is a reasonable assumption that there may be a deterioration of water dependent habitat as a result of direct loss of SSSI, and overall effects are similar to objective 1.

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
									The HRA has identified potential adverse impacts to water quality.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	-	-	0	0/-	0/-	0	+ /?	Negative impacts from the policy upon Canvey Island coastal marshland landscape. Canvey site is also adjacent the Historic Natural Landscape. Retail parks developed in the late twentieth century so are a

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment	
								relatively modern addition to townscapes, and were not generally viewed as an aesthetic improvement. Allowing their redevelopment (likely for residential) may actually be an improvement to the townscape (Option 6).

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy					6: Do not protect Retail Parks, allow their redevelopment	Commentary
			1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m		
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	-	-	0	-	0/-	0	0	Appears to allocate grade 3 agricultural land, albeit not in agricultural use.
5	To contribute to the sustainable use of land.	-	-	0	-	0/-	0	+/?	Includes greenfield land within currently drawn allocation at the

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
									time of this assessment
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	-/?	0	0	0	0	0	Both allocations are within the Archaeological Consultation Zone, so there is some risk form any level of development, regardless of type or scale.
7	To reduce contributions	-	--		--	--	0	0	Both retail parks will be heavily

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
to climatic change by adapting and responding to the implications of a changing climate									dependent on customers visiting by private car. Options that seem likely to increase footfall further (Option 1) or reduce restrictions on retail development at these locations, will exacerbate effects further.

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	-	-	0	0	0	0	-/?	West Canvey Retail Park is in Flood Zone 3a, though mitigated by flood defences. Options 3 and 4 may make it easier for retail to locate on the retail parks, but since this is a less vulnerable use in the flooding sequential/exception tests then it doesn't add any additional negative impacts to the

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
									preferred policy. In this sense, option 6 may be less sustainable, since the likely beneficiary (residential development) is a more vulnerable use in terms of flood risk.
9	To maintain and enhance air quality in the Borough and reduce noise	-/?	-/?	-/?	-/?	-/?	-/?	-/?	No likely significant effects. The HRA has identified potential impacts from air quality to

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
	pollution.								international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road	-	-	0/-	--	--	0	+ /?	The retail parks are not located in particularly sustainable locations that are in walkable distance for most residents. The negative effect of an out of town location vis-a-vis town centre location for most retail products is exacerbated by the

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment	
traffic congestion and mitigate air pollution								inclusion of use class f as well as class e on the retail parks, therefore option 2 is less harmful than the preferred policy and option 1. The negative effects of the preferred policy and option 1 are tempered by the fact that some of the retail offer consists of large bulky good that requires transport

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
									by vehicle..
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open	-	-	0	0	0	0	?	The inclusion of use class f as an acceptable use on retail parks appears to raise the possibility of uses such as libraries, halls, places of worship being

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
space									located there. Option 2 would be less negative in that regard. Option 6 is debatable, and largely depends on whether services could be relocated in centres, or whether they would simply be replaced by online retail.
12	To reduce poverty, deprivation	-	-	0/-	--	--	0	-/?	The retail parks are largely car dependent and not

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
	and social exclusion.								particularly pedestrian friendly, so are a negative in terms of social exclusion and in terms of addressing poverty/deprivation since they require car ownership or travel expenses.
13	To improve the population's health and reduce health inequalities.	0/-	0/-	0	0/-	0/-	0	0	Indirect negative effects of a trend of traditional town centre shops and services moving to out of centre retail parks which are no

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
									longer walkable and require car.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	0	0	0	+	No likely significant effects from the policy. However removing their protection (option 6) may be a boost to residential development.
15	To promote the efficient use of resources and ensure the	0	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
	necessary infrastructure to support sustainable development.								
16	To improve the education and skills of the population.	0	0	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving	+	0	0	0	0	0	-/?	There may be economic benefits improving efficiency, competitiveness and adaptability from this policy.

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
	efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence								Option 6 risks a significant loss of local employment, albeit predominantly low skilled employment. This would be the case of retailers close completely and were unwilling or unable to relocate to a more central location.
18	To maintain and enhance the vitality and	--	--	-	--	--	0	++/?	The policy is likely to have continuing negative impacts

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
viability of town and retail centres.									the vitality and viability of town and retail centres, particularly with weakened impact assessment criteria. Whilst many retailers (such as large bulky and 'white' goods) may be more appropriate out of town, others would traditionally have been found in town centres.
19	To promote	0	0	0	0	0	0	0	No likely significant

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary	
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment		
	the sustainable management of waste								effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC3: Retail Parks and Out of Centre Locations								
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy						Commentary
		1: Define Retail Parks as Centres, (therefore not requiring sequential test compliance)	2: Only Use Class E acceptable in principle, not use class F	3: No impact assessment required	4: Impact Assessment at a higher threshold - 2,500sq.m as recommended in the National PPG	5: Impact Assessment at a lower threshold than 1,500sq.m	6: Do not protect Retail Parks, allow their redevelopment	
Commentary and Conclusions	<p>The policy actually has a number of negatives in terms of SA, many locationally specific. However, options 1 and 2 both appear to have even worse impacts .</p> <p>Option 1 would likely have a detrimental affect on existing centres and draw trade out the more car-dependent out of centre retail parks. This would be detrimental to SA objectives of the provision of goods and services within local walkable locations.</p> <p>The current impact assessment in the policy is preferable to the options identified (3 and 4). Assessing option 4 is a reasonable option since 2,500sq.m is the nationally recommended figure in the Planning Practice Guidance. The NPPF establishes a threshold for the requirement of impact assessments at 2,500 sqm. When considered against the size of the town centres in Castle Point, this is not appropriate. Canvey Island has the greatest amount of floorspace with approximately 12,000 sqm, Hadleigh has approximately 7,000 sqm, Tarpots 2,500 sqm and South Benfleet has 1,500 sqm. An impact assessment threshold of 2,500m2 sqm is not appropriate, as it is greater than the total floorspace for one of the Borough's town centres, equivalent to the total floorspace in a second centre, and is equivalent to 35% of a third centre. Out of centre retail, leisure and office developments smaller than 2,500 sqm are therefore likely to have a significant impact on the vitality and viability of local town centres due to their relative size. A more appropriate threshold for Castle Point would therefore be 1,500 sqm, which is no greater than any of the local town centres total floorspace but is nonetheless of a sufficient size to ensure that small business development is not unnecessarily affected by the requirement for an impact assessment.</p>							

Policy TC4 'Protecting Local Shops': Significant Effects and Alternative Options

Significant effects of Policy TC4: 'Local Shops'						
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy			Commentary
			1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0/+	0/-	0/+	0	Marginal positive benefits, for example protecting a local convenience shop that has become an established part of the local townscape.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land,	0	0	0	0	No likely significant effects.

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m	
	whilst reducing land contamination.				
5	To contribute to the sustainable use of land.	0	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	No likely significant effects.

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m		
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	-	+	0	This policy reduces the need to travel by ensuring local access to convenience food within walking distance.

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m		
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	+	0	The scoping report includes the following key question for this indicator: <i>'Will it contribute positively to reduce social exclusion by ensuring access to jobs, shopping, services, and leisure facilities for all?'</i> Therefore the policy does effect objective 11 positively.
12	To reduce poverty, deprivation and social exclusion.	0/+	0/-	0/+		This policy reduces the need to travel by ensuring local access to convenience food within walking distance. It helps reduce social exclusion particularly for the old and/or immobile.
13	To improve the population's health and reduce health inequalities.	0	0	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	0	No likely significant effects.

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m	
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	No likely significant effects.
18	To maintain and enhance the vitality	0	0	-/?	Effects on established retail centres are marginal or de-

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary	
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m		
	and viability of town and retail centres.				minimis. However, there is a risk with option that protecting individual retail units too close to established retail centres may start to impact upon the centres viability and lead to an increased risk of vacant units within the centres in question.	
19	To promote the sustainable management of waste	0	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	No likely significant effects.

Significant effects of Policy TC4: 'Local Shops'

Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy			Commentary
		1: No Policy	2: Keep the policy but lower the Distance threshold below 800m	3: Keep the policy but raise the Distance Threshold above 800m	
Commentary and Conclusions		<p>This policy specifies that individual convenience retail shops more than 800m from a town centre or local shopping parade will be protected. 800m is chosen as an established reasonable walking distance.</p> <p>No policy (option 1) risks the loss of established retail units.</p> <p>There are residential areas in the Borough that are as far as 1.5km from established town centres or shopping parades, but most residential areas are within 800m, so the current policy wording actually applies to a minority of areas. Option 3 may protect a larger area from loss of convenience retail. However raising significantly over 800m would have little effect because few areas would be affected and the option would have much more marginal benefit as it would increase the distance residents were required to walk.</p> <p>Overall, it is a positive policy in sustainability terms.</p>			

Policy TC5 'Hot Food Takeaways and Fast-Food Outlets': Significant Effects and Alternative Options

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'							
Sustainability Objective		Preferred Policy	Alternative Options				Commentary
			1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3. Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4. Higher Percentage limits on proportion of fast-food outlets (less restrictive)	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	0	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	0	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	0	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'							
Sustainability Objective		Preferred Policy	Alternative Options				Commentary
			1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3: Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4: Higher Percentage limits on proportion of fast-food outlets (less restrictive)	
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	0	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	0	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+ /?	0	- /?	+ /?	- /?	The policy contains measures that may assist in addressing noise and nuisance issues, including restrictions on the overall numbers of units and the stipulation that 'Development that will create trips associated with deliveries of hot food should include a Travel Plan setting out how issues associated with delivery activity will be appropriately mitigated'. Measures will need to be practical and enforceable in practice.

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'							
Sustainability Objective		Preferred Policy	Alternative Options				Commentary
			1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3: Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4: Higher Percentage limits on proportion of fast-food outlets (less restrictive)	
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	0	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	0	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+	-	-/?	+/?	-/?	The policy is positive for health. Removing the 400m rule would allow fast-food take-aways to locate within 400m of schools, which would likely have a detrimental effect on the health of school-age children. Removing the percentage limit element of policy would potentially allow a proliferation in centres, although it is possible that market forces would place a natural cap on proliferation anyway.
14	To provide appropriate housing and accommodation to meet existing and future	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'							
Sustainability Objective	Preferred Policy	Alternative Options				Commentary	
		1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3: Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4: Higher Percentage limits on proportion of fast-food outlets (less restrictive)		
	needs of the whole community.						
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'							
Sustainability Objective		Preferred Policy	Alternative Options				Commentary
			1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3: Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4: Higher Percentage limits on proportion of fast-food outlets (less restrictive)	
18	To maintain and enhance the vitality and viability of town and retail centres.	+ /?	0	- /?	- /?	- /?	Impacts on centre vitality and viability are debateable and subjective to some extent. On the one hand the outlets in question contribute to the evening economy and likely increase footfall. On the other hand, they arguably can be associated with nuisance problems of noise and litter. Th preferred policy does allow the presence of outlets, but keeps it a manageable proportion, which seems to represent the most beneficial solution all round.
19	To promote the sustainable management of waste	0	0	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	0	No likely significant effects.

Significant effects of Policy TC5: 'Hot Food Takeaways and Fast-Food Outlets'						
Sustainability Objective	Preferred Policy	Alternative Options				Commentary
		1: No 400m from schools rule	2: No percentage limits on proportion of fast-food outlets (less restrictive)	3. Lower Percentage limits on proportion of fast-food outlets (more restrictive)	4. Higher Percentage limits on proportion of fast-food outlets (less restrictive)	
Commentary and Conclusions		<p>This matter has progressively been addressed by the planning system, particularly since Public Health England's <i>'Using the planning system to promote healthy weight environments Guidance and supplementary planning document template for local authority public health and planning teams' (2020)</i> and the national Obesity Strategy.</p> <p>Percentages have been partially informed by the latest Town Centre and Local Parades health checks evidence, which ascertained the current percentage of outlets compared to the national averages and produced recommendations accordingly. Clearly higher percentages would serve to be less restrictive and would be a more laissez-faire approach, but may limit some of the policy benefits (i.e. health, noise, etc). The percentage limit element of the policy is arguably beneficial in maintaining centre health, although it is possible that market forces would place a natural cap on proliferation anyway.</p> <p>The policy proposes to apply a less strict percentage at out of town retail parks which are less readily accessible to children and younger people, and where such outlets may be more appropriately located, which is also considered a sustainable solution.</p> <p>This is generally a positive policy, primarily for human health. There are also secondary benefits for the vitality and health of centres and townscape.</p>				

4.12 'Achieving Well Designed Places' Policies and Options

The tenth chapter of the Plan contains policies related to 'Achieving Well Designed Places'

The policies area:

D1	Design Objectives
D2	Design on Larger Sites and within Premium Sustainability Areas
D3	Master Planning
D4	Landscaping
D5	Advertisements
D6	Residential Annexes
D7	The Appearance of Town Centre Business Premises
D8	Public Art
D9	Conserving and Enhancing the Historic Environment

Policy D1 ‘Design Objectives’: Significant Effects and Alternative Options

Significant effects of Policy D1: Design Objectives				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary and Potential Mitigations
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	Nothing especially relevant to SA objective 1 in this policy at time of review. Could add reference to designing nesting sites integrated within urban fabric, although this detail is more appropriate to the detailed Sustainable Design chapter rather than overall Design objectives. This policy captures the broader objective of integrating sustainable design requirements.
2	To conserve and enhance water quality and resources.	0/+	0/-	Nothing especially specific to SA objective 2 in this policy at time of review. However, this policy captures the broader objective of integrating sustainable design requirements, with detail relating to water resources elaborated upon in later Plan policies.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	+	-	This aim is implicit in the policy which is drawn to a large extent from the Essex and Castle Point Design code.
4	To conserve and enhance soil and mineral resources.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	+	-	This policy includes the objective of integrating sustainable design requirements.

Significant effects of Policy D1: Design Objectives				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary and Potential Mitigations
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0/+	0/-	Little of direct relevance, although the objectives should ensure respect for historic settings, particularly. 'Use materials and detailing consistent with surrounding development'
7	To reduce contributions to climatic change.	+	-	This policy includes the objective of integrating sustainable design requirements.
8	To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0/-	No specific mention of reducing flood risk or other extreme climate events in this policy. Although, this policy includes the objective of integrating sustainable design requirements.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0/-	No specific mention of air quality or noise pollution, although arguably implicit within the objectives maintaining amenity and space around buildings may help address noise issues.
10	To promote and encourage the use of sustainable methods of travel.	0	0	No likely significant effects.
11	To ensure accessibility to services.	0	0	No likely significant effects.
12	To reduce poverty and social exclusion.	0/+	0/-	Prioritising amenity space and defined public areas and designing out crime may help reduce social exclusion.
13	To improve the population's health and	0/+	0/-	Good design may benefit wellbeing and health indirectly.

Significant effects of Policy D1: Design Objectives				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary and Potential Mitigations
	reduce health inequalities.			
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	-	Policy contributes towards meeting community need for liveable neighbourhoods, via space standards, provision of waste management, amenity areas, etc.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Marginal benefit. References to enhancing existing routes through and around the site, particularly by active modes, amenity space, public space, etc.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth.	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	+	-	Policy ensures 'adequate and appropriately designed waste management facilities are provided'
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.

Significant effects of Policy D1: Design Objectives			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary and Potential Mitigations
Commentary and Conclusions			<p>This is a beneficial policy, with scope to further enhance and elaborate via a supporting design code.</p> <p>The elements within it are fundamental to accepted principles of good planning, so reasonable alternative options are limited.</p>

Policy D2 'Design on Larger Sites and within Premium Sustainability Areas: Significant Effects and Alternative Options

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
		1a: No greater mixes in Premium Sustainability Areas	1b: No greater densities in Premium Sustainability Areas - Keep in character	1c: Even higher densities in Premium Sustainability Areas	1d: Higher densities and promotion of mixed use across all urban areas, not just premium sustainability areas	2: No Enhanced Design Objectives for Premium Sustainability Areas	3: No Enhanced Design Objectives for Larger Sites	4. Define Premium Sustainability Areas more widely	

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	0	0	-	0	0	0	No likely significant effects for most options. Option 1d would be a negative, extending higher densities into more suburban locations would have likely effects on biodiversity.
2	To conserve and enhance water	0	0	0	0	0	0	0	0	Unlikely to be significant effects from

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4:	
	quality and resources.									this objective.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	?	?	?	-	--	-	-	-	There are potentially mixed impacts from this policy on SA objective 3. Higher densities may mean development pressure on fringe greenfield sites may be reduced, benefitting local landscape character.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy						Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:		4.
										However increased densities in premium sustainability areas may alter the prevailing character of the existing townscapes. However, having no enhanced design objectives will potentially be a negative as commitments to good planning such as

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
										permeability, accessibility and exemplary design would be lost.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
4	To conserve and enhance soil and mineral resources.	+	0/-	-	+	0/+	-	0/-	+	This policy (and option 1c) may benefit SA Objective 4, albeit indirectly, by reducing development pressure on more environmentally sensitive areas, including agricultural land. This is particularly the case by applying optimal densities to

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
										premium sustainability areas, which are brownfield. Hence, option 2 would be negative because that beneficial effect would be lost. In option1d the positive benefits are less marked, as suburban areas and gardens may be

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
										greenfield, albeit not classified agricultural land. There are still beneficial effects to applying optimal densities to larger sites as well, albeit to a lesser extent.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
5	To contribute to the sustainable use of land.	+	0/-	-	+	0/+	-	-	0	This policy is beneficial because it has the sustainable use of land as its core aim, particularly via the enhanced design objectives. Therefore options where they are not applied (1a, 1b, 2 and 3) are comparatively negative.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy						Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:		4.
										Option 4 is more balanced since it may be more likely to impact upon larger residential curtilages and greenfield garden land.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of	- /?	0	- /?	- /?	- /?	+ /?	0	-	The borough's only train station is also a conservation area, so there is a risk of conflicting

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
historical and archaeological importance and their settings.										policy aims in at least one location, with greater densities being the primary risk factor. Other urban areas also have listed buildings. Good design may not be able to mitigate all harmful impacts upon their settings, and risks would be greater with

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
										options 1c and 1d.
7	To reduce contributions to climatic change.	+	0	0/-	++ /+	0/+	-	0/-	0	Enhanced design objectives and densities in urban locations may be preferable to greenfield development.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)											
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:	4.		
8	To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	0	0	0	0	0	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	?	0	+/?	?	-	?	0	0	0	An overall likelihood of reduced reliance on private vehicles needs to be balanced against

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy						Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:		4.
										denser concentrations of populations in locations where noise and air quality issues are likely to be worse. Option 1d risks exporting noise and air pollution into suburban locations, without the benefits of enhanced sustainable transport

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy						Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:		4:
										connections and scope for linked trips.
10	To promote and encourage the use of sustainable methods of travel.	++	0	-/?	++	-	-	-	-/?	Likely positive effects from this policy, both in terms of increasing the density of populations around public transport

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy						Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:		4.
										nodes, and design objectives increasing permeability and accessibility to encourage walking. Option 1d pushes development into locations lacking sustainable transport connections.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4:	
1	To ensure accessibility to services.	++	?		++	-/?	--	-	-/?	As with objective 10, there are likely positive effects from this policy, both in terms of increasing the density of populations around public transport nodes, and design objectives increasing permeability and

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)											
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:	4.		
											accessibility to encourage walking. A greater mix introduces a degree of uncertainty, depending on the services that are lost/gained. Option 1d pushes development into suburban locations, areas comparatively lacking the benefits

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
										of enhanced sustainable transport connections . Spreading services more widespread and away from key nodes (option 1d) may actually make them harder to access in single joint trips.
1 2	To reduce poverty and social exclusion.	0	0	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
13	To improve the population's health and reduce health inequalities.	0	0	0	0	0	0	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	0	-	++	++	-	0	++	This policy increases the supply of housing units, so is a positive. Options 1c and 1d would increase housing supply still further. Not having

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
										a policy would be a negative, particularly removing the concept of premium sustainability areas.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0	0/-	+	0/-	0/-	0/-	0	Optimal densities and emphasis on accessibility may have marginal benefits on this objective.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)											
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
			1a:	1b:	1c:	1d:	2:	3:	4.		
16	To improve the education and skills of the population.	0	0	0	0	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth.	+/?	?	-/?	+	0	-/?	0	0	0	Possible enhanced commercial benefits via increased populations in close proximity to centres
18	To maintain and enhance the vitality and viability of town and	+/?	-/?	-/?	++/?	-	-/?	0	-/?	-/?	Increased vitality of town and retail centres likely from

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
			1a:	1b:	1c:	1d:	2:	3:	4.	
	retail centres.									preferred policy (and option 1c), although focus on mixed use introduces a possible risk of losing commercial space to more profitable residential or sui uses.
19	To promote the sustainable management of waste	0	0	0	0	0	0	0	0	No likely significant effects.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
20	To ensure that the digital infrastructure available meets the needs of current and future generations	+/?	0	0	+/?	0	0	0	0	Central development marginally more efficient in for this indicator, where digital infrastructure is generally higher quality.

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
		1a:	1b:	1c:	1d:	2:	3:	4.	
Commentary and Conclusions		The greater mix of uses introduces a degree of uncertainty. Perhaps requires clarification as it may lead to the loss of retail or service space, depending on interpretation.	This would generally be a negative option as there are several sustainability benefits to higher densities in premium sustainability areas.	Although in SA terms this option has positives, in practical terms, higher densities may simply not be possible, particularly in Canvey where	Extending the policy provisions fully across the urban area would dilute to positive effects of the preferred policy by pushing development into areas comparatively lacking	The premium sustainability areas are mostly positive, so removing this element would not be a positive option overall.	The application to larger sites is mostly positive, so removing this element would not be a positive option overall.	800m is generally recognised as equivalent to a reasonable 10 minute walking distance. Therefore extending the definition beyond this	This policy contains distinct elements. It builds upon the development strategy option 1c that was subject to initial assessment through the SA Scoping Report. For example Policy SP3 option 1 above

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
		1a:	1b:	1c:	1d:	2:	3:	4.	
				ground conditions may prohibit high storeys. Negative impacts upon heritage and townscape may be prohibitive Borough-wide.	the benefits of enhanced sustainable transport connection and services.			would dilute the value of the policy.	continues on from development strategy option 1a in the Scoping Report, Assessment options and conclusions have evolved since the Scoping Report due to several factors, such as emerging evidence

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)										
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation	
		1a:	1b:	1c:	1d:	2:	3:	4.		
										and factors of consideration, as well as detailed site based analysis revealing more constraints , etc. Overall this appears to be a positive policy in sustainability terms, and the preferred policy is preferable

Significant effects of Policy D2: 'Design on Larger Sites and within Premium Sustainability Areas' (Part One)									
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy							Commentary and Mitigation
		1a:	1b:	1c:	1d:	2:	3:	4.	
									to the identified reasonable options on balance.

Policy D3 'Master Planning' Significant Effects and Alternative Options

Significant effects of Policy D3: 'Master Planning'			
Sustainability Objective		Preferred Policy	Alternative Option: No Policy
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+/?	-/?
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0
5	To contribute to the sustainable use of land.	+/?	-/?
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+/?	-/?
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+/?	-/?

Castle Point Plan: SA and SEA Environmental Report

11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ /?	- /?
12	To reduce poverty, deprivation and social exclusion.	0	0
13	To improve the population's health and reduce health inequalities.	0	0
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+ /?	- /?
16	To improve the education and skills of the population.	0	0
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0
19	To promote the sustainable management of waste	0	0
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0
Commentary and Conclusions	The policy loosely only relates to SEA/SA matters and objectives. Where proposals are supported by master plans in Castle Point there will be greater likelihood of positive outcomes in terms of land use efficiency, the quality of place, and community engagement. In practice this may help with the efficient planning of infrastructure, services, design quality, walking/cycling routes, SuDS, and open space, which is reflected in more positive assessments in relation to relevant objectives above.		

Policy D4 'Landscaping' Significant Effects and Alternative Options

Significant effects of Policy D4: 'Landscaping'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	-	Whilst ultimately a policy that facilitates built development, the policy contains positive elements to ensure development is integrated within, and enhances, the natural environment as far as possible.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+	-	The policy as written promotes SuDS. When well designed, SuDS have a role in managing pollution risks resulting from urban runoff and thereby contribute to water quality.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	--	In addition to requiring quality landscaping, the policy seeks a co-ordinated comprehensive approach to public realm enhancements.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	-	Seeks to preserve pre-existing natural features. SuDS help reduce pollution and contamination.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.

Significant effects of Policy D4: 'Landscaping'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	Promotes preservation of native species and established ecosystems. Includes SuDs for flood protection. Will help address urban heat island affects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+	-	Includes SuDs for flood protection
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+/?	-/?	Landscaping, if well designed, may in some circumstances help address noise and air pollution.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0/+	0/-	Landscaping can contribute green infrastructure.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.

Significant effects of Policy D4: 'Landscaping'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	0/+	0/-	Landscaping can help create healthy environments that enhance wellbeing.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.

Significant effects of Policy D4: 'Landscaping'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		The policy is a positive one that adds to the sustainability of planned development and the Plan as a whole. The alternative option of no policy would allow greater flexibility to developers, but is not as sustainable an option.			

Policy D5 'Advertisements' Significant Effects and Alternative Options

Policy D5: 'Advertisements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0/+	0/-	Marginal benefits for townscape character
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0/+	0/-	Will help reduce impacts on historic settings
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy D5: 'Advertisements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.

Policy D5: 'Advertisements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A development management policy that has marginal significant effects in terms of sustainability appraisal. The alternative option of no policy would allow greater flexibility to developers but is not as sustainable an option.		

Policy D6 'Residential Annexes': Significant Effects and Alternative Options

Policy D6: 'Residential Annexes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	-	The main benefit from this policy is to townscape under objective 3.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy D6: 'Residential Annexes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable	0	0	No likely significant effects.

Policy D6: 'Residential Annexes'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	development.			
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A development management policy that has marginal significant effects in terms of sustainability appraisal, limited to townscape quality.		

Policy D7 'The Appearance of Town Centre Business Premises' Significant Effects and Alternative Options

Policy D7: 'The Appearance of Town Centre Business Premises'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	-	Benefits to townscape under objective 3.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.

Policy D7: 'The Appearance of Town Centre Business Premises'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to	0	0	No likely significant effects.

Policy D7: 'The Appearance of Town Centre Business Premises'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	+	-	Helps town centre appearance, appeal and vitality.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A development management policy that has marginal significant effects in terms of sustainability appraisal, limited to townscape and town centre quality.		

Policy D8 'Public Art' Significant Effects and Alternative Options

Policy D8: 'Public Art'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++ /?	- /?	Possible significant benefits to townscape from well-designed public art in appropriate locations.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+ /?	0	Potential benefits to enhancing cultural assets and flavour of the borough.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to	0	0	No likely significant effects.

Policy D8: 'Public Art'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	extreme weather events and flooding which may be caused by climate change.			
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+ / ?	0	Possible improvements to quality and appearance of public spaces.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.

Policy D8: 'Public Art'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	+ / ?	0	Possible improvements to quality and appearance of town centres.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A development management policy that has marginal significant effects in terms of sustainability appraisal, limited to townscape and town centre quality.		

Policy D9 'Conserving and Enhancing the Historic Environment' Significant Effects and Alternative Options

Policy D9: 'Conserving and Enhancing the Historic Environment'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0/+	0/-	Marginal benefits for townscape character
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	++	--	The main purpose and benefits of the policy relates to historic and cultural assets, and their settings
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy D9: 'Conserving and Enhancing the Historic Environment'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.

Policy D9: 'Conserving and Enhancing the Historic Environment'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A development management policy that has significant effects in terms of sustainability appraisal that are limited to historic and cultural assets and their settings.		

4.13 'Protecting our Green Belt' Policies and Options

The eleventh chapter of the Plan contains policies related to 'Protecting our Green Belt'.

The policies are:

GB1	Development affecting the Green Belt
GB2	Previously Developed Land in the Green Belt

Policy GB1 'Development affecting the Green Belt' Significant Effects and Alternative Options

Policy GB1: 'Development affecting the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+ /?	-	There are associated benefits for this SA objective 1 from the policy. The Green Belt designation coincides with a rich vein of habitats and species. Policy element supports Green Belt opportunities to enhance biodiversity; The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality (SEL3), Functionally Linked Land and non-recreational disturbance.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+ /?	- /?	The Green Belt contains some water-courses that benefit from the added protection the designation offers. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the impact pathways including Water quality (SEL3).
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	-	There are associated benefits for this SA objective from the policy. The Green Belt designation coincides with areas of quality landscapes character. Policy element supports Green Belt opportunities to enhance the appearance of the landscape.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	-	There are associated benefits for this SA objective from the policy. The Green Belt designation coincides with areas higher quality agricultural land.

Policy GB1: 'Development affecting the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
5	To contribute to the sustainable use of land.	++	--	Protecting the Green Belt and greenfield areas is the core purpose of the policy.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	-	There are associated benefits for this SA objective from the policy. The Green Belt designation contains some valued heritage assets and their settings.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	There are associated benefits for this SA objective from the policy. The Green Belt designation serves a function in mitigating the effects of climate change - as a green lung (urban colling from the heat island effect, providing opportunities for local full production, retaining ecological networks and resilience and areas of natural flood management.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0/+	0/-	As with objective 7, there are marginal associated benefits for this SA objective from the policy. Green Belt provides areas of natural flood management. Policy element supports Green Belt opportunities to facilitate sustainable flood risk management.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0/-	Marginal associated benefits from provision of tranquil green lungs separating urbanised areas.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to	0/+	0/-	Policy element supports opportunities to improve connectivity particularly via active and sustainable modes.

Policy GB1: 'Development affecting the Green Belt'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	motorised vehicles to reduce road traffic congestion and mitigate air pollution				
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	Policy element supports opportunities to improve outdoor sport and recreation provision;	
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.	
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.	
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	-	+	The Green Belt is a national policy stemming from the need to limit urban growth. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open, and consequently the most important attribute of green belts is their openness. Historically this has limited development opportunities.	
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects.	

Policy GB1: 'Development affecting the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0/-	0/+	The Green Belt is a national policy stemming from the need to limit urban growth. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open, and consequently the most important attribute of green belts is their openness. Historically this has limited development opportunities.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		Generally this a policy with positive environmental effects, albeit many of them indirect effects as a consequence of green belt locations coinciding with greenfield landscapes with areas of biodiversity value.		

Policy GB2 'Previously Developed Land in the Green Belt' Significant Effects and Alternative Options

Policy GB2: 'Previously Developed Land in the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- /?	- /?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEIO) from the following impact pathways: Water quality (SEL3), Functionally Linked Land, air quality, recreational disturbance and non-recreational disturbance. Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	- /?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEIO) from the impact pathways including Water quality (SEL3). Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	- /?	- /?	Although driven by changes in national policy, the policy loosens the previous level of Green Belt restrictions which leads to a likelihood of harm on the Borough's landscape character. Effects are likely to be detrimental although dependent on what is approved in practice. Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.

Policy GB2: 'Previously Developed Land in the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	Since the policy relates to previously developed land, the effects are not considered likely to be significant,
5	To contribute to the sustainable use of land.	+/-	0	Effects are mixed. On the one hand it encourages the recycling of derelict and previously developed land. On the other hand it risks eroding green belt function.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	-/?	-/?	There is a risk of altering the character of the countryside area and increasing the risk of impacts on heritage assets and their settings. Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	-/?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the impact pathway air quality. Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.

Policy GB2: 'Previously Developed Land in the Green Belt'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	-/?	-/?	Seems likely to steer development towards less accessible locations, thereby increasing car dependency.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects
12	To reduce poverty, deprivation and social exclusion.	+/-	+/-	Mixed effects. May help increase housing supply but in less accessible locations that exacerbating social exclusion.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+/?	+/?	May increase housing supply. Given that this policy is largely driven by national policy that would still apply in its absence, the effects are considered likely to be similar with no policy.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.

Policy GB2: 'Previously Developed Land in the Green Belt'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		It is unclear what the outcomes of this policy will be or if it is substantially different from national guidance. The positive scope to provide new homes comes with a risk of sustainability negatives in relation to objectives 1, 2, 3, 6, 9 and 10.			

4.14 'Protecting our Biodiversity and Landscape' Policies and Options

The twelfth chapter of the Plan contains policies related to 'Biodiversity and Landscape'.

The policies are:

ENV1	Protecting and Enhancing the Landscape and Landscape Features
ENV2	Coastal & Riverside Strategy
ENV3	Securing Nature Recovery and Biodiversity Net Gain
ENV4	Local Wildlife Sites and Geological Sites
ENV5	Design Features that Encourage Biodiversity
ENV6	Best and Most Versatile Agricultural Land

Policy ENV1 'Protecting and Enhancing the Landscape and Landscape Features': Significant Effects and Alternative Options

Policy ENV1: 'Protecting and Enhancing the Landscape and Landscape Features'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	--/?	Landscape is intrinsically linked to ecology, for instance in terms of preservation of hedgerows, trees, woodland; watercourses and ditch systems. The policy will help ensure their preservation. The 'No policy' option would risk harm to this objective, although there are arguably other policy safeguards.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	++	--	Core purpose of the policy
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	+	-	Preservation of agricultural land is an indirect benefit of this policy.
5	To contribute to the sustainable use of land.	+	-	Helps preserve key greenfield aspects
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+	-	Landscape character has historic components

Policy ENV1: 'Protecting and Enhancing the Landscape and Landscape Features'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	Benefits for visual enjoyment of green infrastructure.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0/+	0/-	Marginal benefits to wellbeing from green infrastructure connections and visual amenity.

Policy ENV1: 'Protecting and Enhancing the Landscape and Landscape Features'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0/-	0/+	May have marginal implications for the achievable densities and quantum on some development sites.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.

Policy ENV1: 'Protecting and Enhancing the Landscape and Landscape Features'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions		This generally is a positive policy in sustainability terms.	

Policy ENV2 'Coastal & Riverside Strategy: Significant Effects and Alternative Options

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy		Commentary	
		1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	?	-/?	<p>The policy has elements positive as it aims to improve the ecological networks along the coast and coastal habitats. 'Restoring Biodiversity' is also one of the aims of the South Essex Estuary Park.</p> <p>However, there are risks of negative effects from improved access and flood defence works.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality, Functionally Linked Land, recreational disturbance and non-recreational disturbance.</p>
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	?	?	<p>Flood management and biodiversity improvements are likely to also benefit water quality.</p> <p>Given its apparent development focus, the effects of the SEE Park are more uncertain at this stage.</p>

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy		Commentary	
		1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)		
					The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	?	?	?	The Riverside Strategy is focussed particularly on flood defences. Though essential, flood defences can have a detrimental impact on prevailing landscape character. The Riverside Strategy also aims to improve the ecological networks along the coast and coastal habitats, which may be beneficial. The SEE park has a mix of aims, both development and recreational. Overall the effects of this policy are uncertain.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land	0	0	0	No likely significant effects.

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy		Commentary	
		1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)		
	contamination.				
5	To contribute to the sustainable use of land.	?	?	?	Projects at formative stages.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	+ /?	0	0	Policy sets out the aim that the Riverside Strategy should <i>'Enhance the cultural and social value of the coastal areas'</i> .
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	++ /?	- /?	- /?	Riverside Strategy is strongly focussed on addressing flood risk from extreme weather events. SEE Park is focussed on tackling climate change. However, both projects are at a formative stage.

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy		Commentary
			1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)	
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++ /?	- /?	- /?	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	0	No likely significant effects.

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy		Commentary
			1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)	
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++ /?	- /?	-- /?	Policy aims to 'improve access to and enjoyment of the coast, creating cross boundary links where possible' and states that '3.Proposals which deliver the multifunctional green and blue infrastructure recommendations of the South Essex Estuary Park (SEE Park) will be supported.'
12	To reduce poverty, deprivation and social exclusion.	0	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+ /?	0	0	Green and blue infrastructure provision may benefit health.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	0	SEE Park does propose to include residential development, although this policy limits support to the SEE Park green and blue infrastructure recommendations.

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective		Preferred Policy	Alternative Options Compared to the Policy		Commentary
			1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)	
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	0	SEE Park does propose to include economic development, although this policy limits support to the SEE Park green and blue infrastructure recommendations.
18	To maintain and enhance the vitality and viability of town and	0	0	0	No likely significant effects.

Significant effects of Policy ENV2: 'Coastal & Riverside Strategy'					
Sustainability Objective	Preferred Policy	Alternative Options Compared to the Policy		Commentary	
		1: Don't prepare a Riverside Strategy	2: Don't add policy support for the recommendations of the South Essex Estuary Park (SEE Park)		
	retail centres.				
19	To promote the sustainable management of waste	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	No likely significant effects.
Commentary and Conclusions		<p>Several uncertainties since the key elements of this policy (Riverside Strategy and SEE Park) appear to be in formative stages.</p> <p>If successfully implemented, these elements may be very positive in terms of SA objectives. The plan policy supports delivery alongside other stakeholders and strategies.</p>			

Policy ENV3 'Securing Nature Recovery and Biodiversity Net Gain: Significant Effects and Alternative Options

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'											
Sustainability Objective	Overall Preferred Policy	Options Elements Compared									Commentary
		1. Biodiversity Net Gain				2. Urban Greening					
		1a: Preferred Policy: 10% BNG on brownfield. 20% BNG on greenfield.	1b: Higher BNG % (e.g. 30%) applied plan-wide	1c: Lower BNG - 10% plan wide	1d 20% requirement on brownfield - consistent with greenfield	2a. Preferred policy for Urban Green Factor: 0.4 for Urban Green factor for residential but 0.3 for commercial	2b: No Urban Green Factor score	2c: Higher Urban Green Factor (e.g. 0.5)	2d: Preferred policy for size threshold: Apply Urban Green factor only to larger sites	2e: Preferred Policy: Apply Urban Greening Factor to all sites, not just sites with low existing biodiversity, such as urban brownfield sites	

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective	Overall Preferred Policy	Options Elements Compared										Commentary	
		1. Biodiversity Net Gain				2. Urban Greening							
		1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+	+	++	0/+	+ / ++	+	-	++	0/+	++	0/+	Policy ENV3 contains the commitment to RAMS, the mitigations necessary for the authority to comply with its obligations under the habitats regs. This was previously covered in the Essex Coast RAMs Strategy, which considered options. The core benefit of the

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'														
Sustainability Objective	Overall Preferred Policy	Options Elements Compared										Commentary		
		1. Biodiversity Net Gain				2. Urban Greening								
		1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f			
														BNG element of the policy is to SA objective 1. See overall commentary below for more detailed analysis of options.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+/?	++/?	++/?	+/?	++/?	0	0	0	0	0	0	0	Water features and wetland habitats may benefit from BNG.
3	To conserve and enhance the quality and local distinctiveness of the Borough's	0/+	0/+	+	0	+	0	-	+	0/+	+	0/+	0/+	Indirect landscape and townscape benefits

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary
			1. Biodiversity Net Gain				2. Urban Greening						
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f	
	landscape character and townscapes												
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary
			1. Biodiversity Net Gain				2. Urban Greening						
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f	
	heritage assets and areas, assets of historical and archaeological importance and their settings.												
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	+	++	0/+	+	+	-	+ / ++	+	+	0/+	Measures to restore fragile ecosystems and natural capital are a key part of addressing impacts of a changing climate.
8	To adapt and respond to reduce vulnerability and increase resilience to	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary
			1. Biodiversity Net Gain				2. Urban Greening						
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f	
	extreme weather events and flooding which may be caused by climate change.												
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0/+	0/+	+	0/+	+	+	-	+	0/+	+	+	Knock on benefits for air quality, particularly options that introduce urban greening and BNG into urban areas.
10	To reduce the need to travel and promote and encourage the use of sustainable and active	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'														
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary	
			1. Biodiversity Net Gain				2. Urban Greening							
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f		
	alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution													
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	+	++	0/+	+	+	-	+ / ++	+	+	0/+	Biodiversity net gain and urban greening will both provide a form of green infrastructure.	
12	To reduce poverty, deprivation and social exclusion.	0	0	0	0		0	0	0	0	0	0	No likely significant effects.	

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary
			1. Biodiversity Net Gain				2. Urban Greening						
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f	
13	To improve the population's health and reduce health inequalities.	+	0/+	+	0	0/+	+	-	+ / ++	+	+	0/+	Provision of green infrastructure and access to nature are proven to have wellbeing and health benefits.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	- / ?	0	0	0	0	- / ?	0/+	- / ?	0	Higher impositions may start to have viability implications for housing delivery.
15	To promote the efficient use of resources and	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary
			1. Biodiversity Net Gain				2. Urban Greening						
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f	
	ensure the necessary infrastructure to support sustainable development.												
16	To improve the education and skills of the population.	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'														
Sustainability Objective		Overall Preferred Policy	Options Elements Compared										Commentary	
			1. Biodiversity Net Gain				2. Urban Greening							
			1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f		
	gain access to satisfying work appropriate to their skills, potential and place of residence													
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of	0	0	0	0	0	0	0	0	0	0	0	0	No likely significant effects.

Policy ENV3: 'Securing Nature Recovery and Biodiversity Net Gain'													
Sustainability Objective	Overall Preferred Policy	Options Elements Compared										Commentary	
		1. Biodiversity Net Gain				2. Urban Greening							
		1a	1b:	1c	1d	2a.	2b	2c	2d	2e:	2f		
current and future generations.													
Commentary and Conclusions	<p>This is a positive policy for biodiversity, partly driven by national policy in the case of biodiversity net gain. Some of the reasonable options have been incorporated into policy during the course of the SA, and updated column wording has been updated to reflect this.</p> <p>Option 1b for a 30% BNG threshold would higher than both the 10% national minimum and the CPBC 10/20% brownfield/greenfield policy requirement. It would be positive for biodiversity but may start to impact on viability. Nationwide studies have shown how the viability differences between 10 and 20% are marginal, which supports the CPBC preferred policy approach of 20% being applied to the typically more profitable greenfield sites. Option 1a (the preferred policy) is considered preferable than option1c(10% across the plan area) as it maximises biodiversity gain without significantly impacting viability.</p> <p>The urban greening element adds an optional element, derived from Natural England guidance which sets 0.4 as a recommended minimum for larger residential sites, and 0.3 for commercial.</p> <p>The options explore variations around this, some of which have been incorporated into policy during the course of developing the plan. As with BNG, the urban greening factor has positive environmental impacts, but may have implications for viability. 0.3 is the minimum recommendation for predominantly commercial uses cited in national guidance from Natural England, and the difference between 0.3 and 0.4 for commercial is too marginal to register in SA scoring assessments.</p> <p>Option 2f applies the urban greening factor just to areas low existing biodiversity, such as urban brownfield sites. This does not deliver the same environmental benefits as the preferred policy.</p> <p>This policy may work effectively cumulatively with other plan policies delivering ecological benefits.</p>												

Policy ENV4 'Local Wildlife Sites and Geological Sites: Significant Effects and Alternative Options

Policy ENV4: 'Local Wildlife and Geological Sites'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+/?	--	Positive effects are tempered by the fact that the policy does allow loss of LWS in some circumstances, subject to compensation. The negative effects of not having a policy would be more pronounced, particularly since Local Wildlife Sites are primarily protected through the Local Plan.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	-/?	The negative effects identified in relation to objective 1 would result in the risk of indirect negative impacts on the borough's landscapes.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	Not directly related and no likely significant effects.
5	To contribute to the sustainable use of land.	0	0	Not directly related and no likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.

Policy ENV4: 'Local Wildlife and Geological Sites'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	-/?	The negative effects identified in relation to objective 1 would result in the risk of negative impacts on the borough's ecosystems and landscape capital, that may already be vulnerable to the implications of a changing climate.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	Not directly related and no likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	Not directly related and no likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	-/?	The negative effects identified in relation to objective 1 would result in the risk of negative impacts on the borough's green infrastructure network.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce	0	0	No likely significant effects.

Policy ENV4: 'Local Wildlife and Geological Sites'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	health inequalities.			
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available	0	0	No likely significant effects.

Policy ENV4: 'Local Wildlife and Geological Sites'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	meets the needs of current and future generations.				
Commentary and Conclusions		Local Wildlife Sites form a significant element of the borough's green infrastructure network and ecological value. The value of this policy is primarily in protecting them, so the negative risks of not having the policy are more pronounced than the positive benefits of including the policy.			

Policy ENV5 'Design Features that Encourage Biodiversity: Significant Effects and Alternative Options

Policy ENV5: 'Design Features that Encourage Biodiversity'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	++	-	The policy provides ecological benefits to assist the species highlighted in paragraph 187 of the NPPF.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effect
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effect
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effect
5	To contribute to the sustainable use of land.	0	0	No likely significant effect
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effect
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	Enabling species adaptation to increasingly urbanised and challenging environment for declining species is a beneficial effect for biodiversity. Doing nothing (option

Policy ENV5: 'Design Features that Encourage Biodiversity'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
				2) is likely to see their continued decline.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effect
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effect
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effect
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effect
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effect
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effect

Policy ENV5: 'Design Features that Encourage Biodiversity'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effect
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effect
16	To improve the education and skills of the population.	0	0	No likely significant effect
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effect
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effect
19	To promote the sustainable management of waste	0	0	No likely significant effect
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effect
Commentary and Conclusions		This is a positive policy with benefits to biodiversity. There are no identified negatives, the costs involved are not of a scale to impact upon viability.		

Policy ENV6 'Best and Most Versatile Agricultural Land': Significant Effects and Alternative Options

Policy ENV6: 'Best and Most Versatile Agricultural Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	- /?	The Borough's higher quality agricultural land closely aligns with higher quality landscapes, so the policy will bring indirect benefits to objective 3. The alternative of no policy is likely to be much more negative, but has an element of doubt, since the higher quality agricultural land is generally already protected by other planning policies (e.g. Green Belt) so it is questionable whether this policy will be the key determining factor in their preservation.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	++	-- /?	The main benefit of the policy is the preservation of agricultural land, that may be vital to long-term food security. The classification of agricultural land applies regardless of whether land is currently in agricultural use, due the long-term nature of the preservation purpose.

Policy ENV6: 'Best and Most Versatile Agricultural Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
5	To contribute to the sustainable use of land.	+	- / ?	The Borough's higher quality agricultural land obviously closely aligns with greenfield status, so the policy will bring indirect benefits to objective 5. The alternative of no policy has an element of doubt, since the concentrations of greenfield land are generally already protected by other planning policies (e.g. Green Belt) so it is questionable whether this policy will be the determining factor in their preservation.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	- / ?	Food security and ensuring the long-term resilience of the UK's food supply is an important component of mitigating the future long-term effects of climate change.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	+	- / ?	This policy links to long-term food security which is closely linked to climate change. The SA assessment would be a major positive were it not for the fact that Castle Point has a relatively limited land area remaining in agricultural use.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.

Policy ENV6: 'Best and Most Versatile Agricultural Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Local UK food production reduces food miles, freight transport and associated environmental impacts.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce levels of poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and wellbeing and reduce health inequalities.	+/?	-/?	The availability of locally grown food may be a long-term benefit.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	-/?	+/?	May have a marginal impact on limiting the supply of land for development,
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency,	0	0	No likely significant effects.

Policy ENV6: 'Best and Most Versatile Agricultural Land'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence				
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		Overall, this is a positive and sustainable policy.			

4.15 'Providing the Infrastructure to Support Growth' Policies and Options

The thirteenth chapter of the Plan contains policies related to 'Providing the Infrastructure to Support Growth'.

The policies are:

Infra1	Community Facilities
Infra2	Education, Skills and Learning
Infra3	Improving Health and Wellbeing
Infra4	Open Spaces
Infra5	Sports Provision
Infra6	Communications Infrastructure

Policy Infra1 ‘Community Facilities’: Significant Effects and Alternative Options

Policy INFRA1: 'Community Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy INFRA1: 'Community Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Marginal benefits in supporting retention of accessible local facilities.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	--	Key positive from the policy.
12	To reduce poverty, deprivation and social exclusion.	+	-	Community facilities can be key to addressing social exclusion.
13	To improve the population's health and reduce health inequalities.	+	-	GP and local health services fall within the scope of infrastructure services.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.

Policy INFRA1: 'Community Facilities'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	++	--	Key positive from the policy.
16	To improve the education and skills of the population.	0/+	0/-	Marginal, but some community facilities such as halls can have an educational component with courses and events.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	+	-	Community facilities can form an important component of town centres.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A policy which has positives for several SA objectives.		

Policy Infra2 ‘Education, Skills and Learning’: Significant Effects and Alternative Options

Policy INFRA2: 'Education, Skills and Learning'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.

Policy INFRA2: 'Education, Skills and Learning'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Marginal benefits in supporting retention of accessible local facilities.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	Education is an essential service and schools are essential facility for communities. A Key positive from the policy is towards SA objective 11.
12	To reduce poverty, deprivation and social exclusion.	+	-	Education can be key to addressing poverty and deprivation in the longer term.

Policy INFRA2: 'Education, Skills and Learning'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
13	To improve the population's health and reduce health inequalities.	+	-	Policy may enhance health by providing opportunities for community activity and benefit through the wider use of school facilities, such as halls and sports facilities.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+	-	education facilities are a key form of infrastructure.
16	To improve the education and skills of the population.	++	--	the key positive from the policy
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of	0	0	No likely significant effects.

Policy INFRA2: 'Education, Skills and Learning'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	town and retail centres.				
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		A policy which has positives for several SA objectives.			

Policy Infra3 'Improving Health and Wellbeing: Significant Effects and Alternative Options

Policy INFRA3: 'Improving Health and Wellbeing'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy INFRA3: 'Improving Health and Wellbeing'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	-	A positive from the policy. Healthcare falls within the definition of an essential service
12	To reduce poverty, deprivation and social exclusion.	+	-	Healthcare facilities can be key to addressing social exclusion.
13	To improve the population's health and reduce health inequalities.	++	--	GP and local health services fall within the scope of infrastructure services.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.

Policy INFRA3: 'Improving Health and Wellbeing'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+	-	A positive from the policy. Healthcare falls within the definition of infrastructure.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A policy which has positives for several SA objectives.		

Policy Infra4 'Open Spaces: Significant Effects and Alternative Options

Policy INFRA4: 'Open Spaces'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+ /?	- /?	The inclusion of accessible natural greenspace within the definition of open space, with associated quantity and access standards, is a positive for biodiversity. However, there is some doubt since the HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality and non-recreational disturbance (March 2025 draft - considered likely typo and meant 'recreational disturbance') and impacts upon qualifying species on functionally linked land.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	0	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance	0	0	No likely significant effects.

Policy INFRA4: 'Open Spaces'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.			
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise	0	0	No likely significant effects.

Policy INFRA4: 'Open Spaces'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	pollution.			
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Marginal benefits in supporting retention of accessible open spaces.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	--	Key positive from the policy.
12	To reduce poverty, deprivation and social exclusion.	+	-	Open spaces and recreation facilities can be key to addressing social exclusion.
13	To improve the population's health and reduce health inequalities.	+	-	Open spaces and recreation facilities can be key for health and wellbeing.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole	0	0	No likely significant effects.

Policy INFRA4: 'Open Spaces'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	community.			
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Open space and green infrastructure are necessary to support development.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable	0	0	No likely significant effects.

Policy INFRA4: 'Open Spaces'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	management of waste				
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		A policy which has positives for several SA objectives.			

Policy Infra5 'Sports Provision': Significant Effects and Alternative Options

Policy INFRA5: 'Sports Provision'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.	

Policy INFRA5: 'Sports Provision'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.

Policy INFRA5: 'Sports Provision'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Marginal benefits in supporting retention of accessible recreation facilities.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	++	--	Key positive from the policy.
12	To reduce poverty, deprivation and social exclusion.	0/+	0/-	Recreation facilities can help address social exclusion.
13	To improve the population's health and reduce health inequalities.	++	--	Recreation facilities can be key for health and wellbeing.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Can constitute infrastructure necessary to support development.

Policy INFRA5: 'Sports Provision'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
16	To improve the education and skills of the population.	0	0	No likely significant effects.	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		A policy which has positives for several SA objectives.			

Policy Infra6 'Communications Infrastructure' Significant Effects and Alternative Options

Policy INFRA6: 'Communications Infrastructure'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	The HRA identified likely significant effects impacts upon qualifying species on functionally linked land and water quality.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy INFRA6: 'Communications Infrastructure'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.

Policy INFRA6: 'Communications Infrastructure'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
13	To improve the population's health and reduce health inequalities.	+	-/?	<p>ICNIRP guidelines acknowledge certain safety risks <i>'Radiofrequency EMFs may also interfere with electrical equipment more generally (i.e. not only implantable medical equipment), which can affect health indirectly by causing equipment to malfunction.'</i> ICNIRP further acknowledged that these do not fall within the scope of their guidelines: <i>'Most health effects considered in non-ionizing radiation protection are direct effects. However, health effects can also arise from indirect pathways. For instance they may occur from an electric discharge arising from metallic objects charged by exposure to some types of non-ionizing radiation; these types of indirect effects are considered by ICNIRP. Other types are not, for example, heating of metallic objects in the body, such as prostheses, or an influence on the operation of medical devices such as pacemakers. The latter electromagnetic interference effects are of a technical nature and do not fall within the remit of ICNIRP. Technical standards bodies normally set minimal requirements for the tolerance of equipment to external influences (while usually also setting limits for exposure of humans from the equipment)</i> (see ICNIRP Statement Principles For Non-Ionizing Radiation Protection 2020 page 6).</p> <p>UK Health Security Agency's guidance on 'Mobile phone base stations: radio waves and health' establishes that</p> <ol style="list-style-type: none"> 1) UK HSA control of exposure is resolved through planning policy (para 4) 2) Exclusion Zones are needed. Para 5 - <i>'With some of the larger and more powerful base stations, there can be regions around the antennas within which the guideline levels can be exceeded. Operators identify the extent of any such regions and prevent access to them by the public'</i>. (Note the Code of Practice for Wireless Development in England establishes that Local Planning Authorities are 'Operators') <p>There has been peer-reviewed scientific research suggesting health effects of telecommunications towers, notably the US State of New Hampshire Commission chaired by Dr Kent Chamberlin PhD recommended a 500m exclusion zone be applied.</p> <p>Planning policy safeguards are therefore required, which this policy addresses.</p>
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.

Policy INFRA6: 'Communications Infrastructure'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.	
16	To improve the education and skills of the population.	0	0	No likely significant effects.	
17	To ensure sustainable employment provision and economic growth by improving efficiency and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	+	0/-	Key purpose of the policy. The National Planning Policy Framework (NPPF) supports the provision of high quality and reliable communications infrastructure to deliver economic growth. The Government has confirmed that telecommunications infrastructure should be considered alongside other key infrastructure	
Commentary and Conclusions		Supports the provision of high quality and reliable communications infrastructure which is a positive for objective 20. Applies policy safeguards which are a positive in relation to objective 13. HRA screens in likely significant effects in relation to HRA objectives 1 and 2.			

4.16 'Promoting Sustainable Transport' Policies and Options

The fourteenth chapter of the Plan contains policies related to 'Promoting Sustainable Transport'.

The policies are:

T1	Transport Strategy
T2	Highway Improvements
T3	Active Travel Improvements
T4	Improvements to Public Transport infrastructure and Services
T5	Highway Impact
T6	Safe Access
T7	Parking Provision
T8	Access for Servicing

Policy T1 'Transport Strategy': Significant Effects and Alternative Options

Policy T1: 'Transport Strategy'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- / ?	0	The HRA identified likely significant effects impacts upon air quality, water quality and 'qualifying species on functionally linked land'.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- / ?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and	0	0	No likely significant effects.

Policy T1: 'Transport Strategy'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+/-	0/-	The measures may also have a knock on benefit on air quality. However, The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	-	Includes measures to manage the highway network effectively, reduce congestion and promote public transport, cycling and walking. Measures are largely reiterating the aims and purposes of the Highways and Transportation Authority and LTP.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.

Policy T1: 'Transport Strategy'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Includes measures to manage the highway network infrastructure to support sustainable development. Effects are marginal since measures are largely non-specific and largely reiterating the aims and purposes of the Highways and Transportation Authority and LTP.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills,	0	0	No likely significant effects.

Policy T1: 'Transport Strategy'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	potential and place of residence				
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		Includes measures to manage the highway network effectively, reduce congestion and promote public transport, cycling and walking. Effects are marginal since measures are non-specific and largely reiterating the aims and purposes of the Highways and Transportation Authority.			

Policy T2 'Highway Improvements': Significant Effects and Alternative Options

Policy T2: 'Highway Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- /?	0	<p>No likely significant effects.</p> <p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Functionally Linked Land, non-recreational disturbance, water quality and air quality.</p> <p>The land safeguarded for a third access to Canvey Island through policies C5 (Improved Access to and around Canvey Island) and T2 (Highway Improvements) could cross Holehaven Creek Site of Special Scientific Interest (SSSI). This would potentially be located on land that is 'functionally linked' to the Thames Estuary and Marshes SPA and it could cause a variety of impacts, such as a reduction in water and air quality and disturbance to coastal birds, including Black-tailed Godwit, which is present in internationally important numbers. There is a clear potential for adverse effects.</p>
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	0	<p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) including from impact pathways: water quality and air quality. There is a clear potential for adverse effects on water quality for some of the reasons highlighted above in the commentary on objective 1.</p>
3	To conserve and enhance the quality and local	0	0	No likely significant effects.

Policy T2: 'Highway Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	distinctiveness of the Borough's landscape character and townscapes			
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the	0	0	No likely significant effects.

Policy T2: 'Highway Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	implications of a changing climate			
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	No likely significant effects. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	+	-	Identifies specific schemes for which land will be safeguarded. Delivery will primarily be the role of the Highways and Transportation Authority.

Policy T2: 'Highway Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support	0/+	0/-	Coordination with other agencies will ensure efficient use of resources to enable development. Effects are marginal since measures are largely the domain of the Highways and Transportation Authority.

Policy T2: 'Highway Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	sustainable development.			
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.

Policy T2: 'Highway Improvements'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		Positive policy, although primarily the role of the Highways and Transportation Authority.			

Policy T3 'Active Travel Improvements: Significant Effects and Alternative Options

Policy T3: 'Active Travel Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	No likely significant effects. The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Recreational disturbance, air quality, water quality and impacts upon qualifying species on functionally linked land.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.

Policy T3: 'Active Travel Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	No likely significant effects. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	++	--	The policy promotes and encourage the use of sustainable and active alternative methods of travel to motorised vehicles.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and	0	0	No likely significant effects.

Policy T3: 'Active Travel Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	open space			
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+	-	Encouraging active walking for both travel and recreation will have health benefits.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0/+	0/-	Marginal benefits via increased accessibility.

Policy T3: 'Active Travel Improvements'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
18	To maintain and enhance the vitality and viability of town and retail centres.	0/+	0/-	Marginal benefits via increased accessibility.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		Positive policy, with benefits for reducing the need to travel, accessibility and health.		

Policy T4 'Improvements to Public Transport Infrastructure and Services: Significant Effects and Alternative Options

Policy T4: 'Improvements to Public Transport Infrastructure and Services'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- / ?	0	The HRA has screened in impacts from air quality, water quality and 'Qualifying species outside the designated site' from functionally linked land.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- / ?	0	The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.

Policy T4: 'Improvements to Public Transport Infrastructure and Services'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	No likely significant effects. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Identifies specific public transport improvements. Effects are marginal since measures are largely the domain of the Highways and Transportation Authority.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.

Policy T4: 'Improvements to Public Transport Infrastructure and Services'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Identifies specific public transport improvements. Effects are marginal since measures are largely the domain of the Highways and Transportation Authority.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.

Policy T4: 'Improvements to Public Transport Infrastructure and Services'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions			Identifies specific public transport improvements. Effects are marginal since measures are largely the domain of the Highways and Transportation Authority.

Policy T5 'Highway Impact: Significant Effects and Alternative Options

Policy T5: 'Highway Impact'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy T5: 'Highway Impact'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the	0	0	No likely significant effects.

Policy T5: 'Highway Impact'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	necessary infrastructure to support sustainable development.				
16	To improve the education and skills of the population.	0	0	No likely significant effects.	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		No likely significant effect from this policy on SA objectives. It primarily relates to highway safety.			

Policy T6 'Safe Access': Significant Effects and Alternative Options

Policy T6: 'Safe Access'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.

Policy T6: 'Safe Access'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	++	--	This is a positive policy for objective 10. The policy includes measures to ensure safe access to the site for cyclists and pedestrians, and access to public transport services within 400m of the site. Where this is not possible a contribution will be sought to improving access to existing public transport services or residential travel packs.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social	0	0	No likely significant effects.

Policy T6: 'Safe Access'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	exclusion.			
13	To improve the population's health and reduce health inequalities.	0/+	0/-	There will be marginal health benefits from facilitating walking and cycling.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.

Policy T6: 'Safe Access'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		This is a positive policy, particularly for objective 10. Its benefits relate to facilitating safe access to sustainable transport measures.		

Policy T7 'Parking Provision': Significant Effects and Alternative Options

Policy T7: 'Parking Provision'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy T7: 'Parking Provision'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0/+	0/-	Ensures cycle parking
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0/+	0/-	Helps accessibility by providing a range of parking options,
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.

Policy T7: 'Parking Provision'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Provides parking, including electric charging infrastructure
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		Minor positive benefits enabling sustainable travel methods and parking infrastructure.		

Policy T8 ‘Access for Servicing’: Significant Effects and Alternative Options

Policy T8: 'Access for Servicing'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.

Policy T8: 'Access for Servicing'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the	0	0	No likely significant effects.

Policy T8: 'Access for Servicing'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	necessary infrastructure to support sustainable development.				
16	To improve the education and skills of the population.	0	0	No likely significant effects.	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		No likely significant effects.			

4.17 'Sustainable Development' Policies and Options

The fifteenth chapter of the Plan contains policies related to 'Sustainable Development.

The policies are:

SD1	Tidal Flood Risk Management
SD2	Non-Tidal Flood Risk Management
SD3	Sustainable Drainage Systems (SuDS)
SD4	Net Zero Carbon Development (in Operation)
SD5	Net Zero Carbon Development (Embodied Carbon)
SD6	Pollution Control
SD7	Development on Contaminated Land
SD8	Development near Hazardous Uses
SD9	Water Supply and Waste Water

Policy SD1 'Tidal Flood Risk Management': Significant Effects and Alternative Options

Policy SD1: 'Tidal Flood Risk Management'				
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary	
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	- /?	- /?	<p>The policy stipulates that the Council will work with partners to maintain and improve nature conservation in the Hadleigh Marshes area, with a long-term view of securing appropriate compensatory sites within the Thames Estuary for any loss of designated habitats resulting from climate change.</p> <p>HRA states 'Mitigation is necessary to avoid adverse effects on integrity (AEOI) from the following impact pathways: Land take, Functionally Linked Land, non-recreational disturbance, water quality and quantity and air quality'. The HRA continues by acknowledging that even with mitigation embedded, AEOI cannot be avoided, however 'Where the TE2100 Hadleigh Marshes project triggers Stage 3 HRA (IROPI) due to loss of terrestrial SPA habitat, this will necessitate further areas of compensatory habitat elsewhere if agreed by SoS at application stage'. So there is a risk of shorter-term harm, which should be mitigated in the long term by the policy provisions.</p>
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	- /?	- /?	<p>HRA states 'Mitigation is necessary to avoid adverse effects on integrity (AEOI) from impact pathways including water quality and quantity, as well as 'land take'.. The HRA continues by acknowledging that even with mitigation embedded, AEOI cannot be avoided, however 'Where the TE2100 Hadleigh Marshes project triggers Stage 3 HRA (IROPI) due to loss of terrestrial SPA habitat, this will necessitate further areas of compensatory habitat elsewhere if agreed by SoS at application stage'.</p> <p>So there is a risk of shorter term harm, which should be mitigated in the long term by the policy provisions.</p>

Policy SD1: 'Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	Whilst the policy seeks to protect all areas from flooding, this objective is not directly relevant to the policy.

Policy SD1: 'Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	++	--	Objectives 7 and 8 are the core benefits of the policy, by increasing preparedness for extreme weather events such as the Canvey Island flood of 1953, as well as preparedness for forecasted sea level rises in the long term.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++	--	
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	-/?	0	No likely significant effects. The HRA has identified potential impacts from air quality to international sites as a result of this policy.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles	0	0	No likely significant effects.

Policy SD1: 'Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	to reduce road traffic congestion and mitigate air pollution			
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	+	-	An indirect link, since in order for housing and accommodation to meet the needs of the community it needs to have some reassurance of long-term safety. The flood defences support that aim.

Policy SD1: 'Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	++	--	Flood defences are a necessary form of infrastructure. They will support sustainable development.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0/+	0/-	An indirect link. The flood defences support the aim of enabling development, including of an economic nature. However economic uses are lower risk and less prevalent compared to residential.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.

Policy SD1: 'Tidal Flood Risk Management'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		The policy outlines measures that are obviously positive, beneficial and sustainable.			

Policy SD2 'Non-Tidal Flood Risk Management': Significant Effects and Alternative Options

Policy SD2: 'Non-Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	?	Some benefits for biodiversity. Any natural or semi-natural water features such as ditches, dykes and ponds must be retained in their natural or semi-natural form in order to maintain existing attenuation provision and existing flow paths SuDS should be incorporated into the landscaping proposals for development schemes in order to achieve additional benefits for the natural environment. However, there are risks too since the HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality and quantity.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	-/?	?	The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality and quantity.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.

Policy SD2: 'Non-Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	Non-tidal flooding may be caused by extreme rainfall events.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++	--	Objective 8 is the objective that primarily benefits from the policy by addressing flood risk.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.

Policy SD2: 'Non-Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	+	-	Flood amelioration measures a necessary form of infrastructure that support sustainable development.

Policy SD2: 'Non-Tidal Flood Risk Management'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		The policy outlines measures that are obviously positive, beneficial and sustainable.		

Policy SD3 'Sustainable Drainage Systems (SuDS)': Significant Effects and Alternative Options

Policy SD3: 'Sustainable Drainage Systems (SuDS)'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+/?	0	Policy stipulates that SuDS be designed to maximise opportunities to enhance biodiversity net gain and be designed to be multi-functional to deliver amenity, recreational and biodiversity benefit for the built, natural (including green infrastructure). The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+/?	0	SuDS aim reduce adverse effects on water quality and policy requires they 'Improve the quality of water discharges'. The HRA has identified potential adverse impacts to water quality which brings an element of uncertainty.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	+	0	Policy stipulates that 'Proposals must demonstrate how the SuDS feature(s) reflect and respond to site circumstances, landscape character and the green-blue infrastructure network'
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0/+	0	Well designed SuDS benefits water treatment, which may minimise contamination/pollution from run-off.

Policy SD3: 'Sustainable Drainage Systems (SuDS)'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	0	Reducing flood risk and mitigating the effects of extreme weather events is a key benefit of the policy,
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	++	0	Reducing flood risk and mitigating the effects of extreme weather events is a key benefit of the policy,
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.

Policy SD3: 'Sustainable Drainage Systems (SuDS)'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	+	0	Policy seeks to ensure that SuDs enhance the character of the green-blue infrastructure network.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0/+	0	Marginal wellbeing benefits from the cumulative positive benefits to site safety, landscaping, amenity and ecology.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying	0	0	No likely significant effects.

Policy SD3: 'Sustainable Drainage Systems (SuDS)'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	work appropriate to their skills, potential and place of residence			
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.
Commentary and Conclusions		A sustainable and beneficial policy in a limited number of aspects, that are nonetheless key. These include reducing flood risk, improving water quality, biodiversity and landscaping.		

Policy SD4 'Net Zero Carbon Development (in Operation)': Significant Effects and Alternative Options

Policy SD4: 'Net Zero Carbon Development (In Operation)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new buildings to be designed and built to be Net Zero Carbon in operation	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	Policy wording ensures neutral effects. Measures installed to increase the sustainability of a development must not result in prominent, dominant, alien, or incongruous features which detract from the visual appearance of the development or its surroundings.

Policy SD4: 'Net Zero Carbon Development (In Operation)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new buildings to be designed and built to be Net Zero Carbon in operation	Commentary
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	Core aim and purpose of the policy.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce	0	0	No likely significant effects.

Policy SD4: 'Net Zero Carbon Development (In Operation)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new buildings to be designed and built to be Net Zero Carbon in operation	Commentary
	noise pollution.			
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	-	+	Increases in building costs. Possible risk of impact on viability in marginal cases.

Policy SD4: 'Net Zero Carbon Development (In Operation)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new buildings to be designed and built to be Net Zero Carbon in operation	Commentary
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.

Policy SD4: 'Net Zero Carbon Development (In Operation)'			
Sustainability Objective	Preferred Policy	Alternative Option 1: No requirement for all new buildings to be designed and built to be Net Zero Carbon in operation	Commentary
Commentary and Conclusions	<p>Benefits are primarily to objective 7. Cost implications may be significant in comparison to other DM policy requirements and design improvements, and potentially significant enough affect viability in some circumstances. So some highlighted risk to objective 14.</p>		

Policy SD5'Net Zero Carbon Development (Embodied Carbon): Significant Effects and Alternative Options

Policy SD5: 'Net Zero Carbon Development (Embodied Carbon)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new developments to meet the policy targets	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological	0	0	No likely significant effects.

Policy SD5: 'Net Zero Carbon Development (Embodied Carbon)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new developments to meet the policy targets	Commentary
	importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	+	-	Core aim and purpose of the policy.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.

Policy SD5: 'Net Zero Carbon Development (Embodied Carbon)'				
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new developments to meet the policy targets	Commentary
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	No likely significant effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	- /?	+ /?	Increases in building costs. Possible risk of impact on viability in marginal cases.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.

Policy SD5: 'Net Zero Carbon Development (Embodied Carbon)'					
Sustainability Objective		Preferred Policy	Alternative Option 1: No requirement for all new developments to meet the policy targets	Commentary	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		Benefits are primarily to objective 7. Some associated cost implications.			

Policy SD6 ‘Pollution Control’: Significant Effects and Alternative Options

Policy SD6: 'Pollution Control'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	+/?	-/?	Policy contains specific mitigations to avoid impacts upon habitats sites. However, there are risks since the HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Air quality, Water quality and quantity.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+/?	-/?	Seeks to avoid pollution to and adverse effects upon water quality. However, there are risks since the HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quality and quantity.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land	+	-	Policy seeks to avoid land contamination.

Policy SD6: 'Pollution Control'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	contamination.			
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0	No likely significant effects.
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	+ / ?	-	Policy addresses air quality and noise pollution. However, the HRA has identified potential impacts from air quality to international sites as a result of this policy, which introduces some uncertainty.

Policy SD6: 'Pollution Control'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0/+	0/-	Enhancement of green infrastructure is highlighted as a means of pollution control in the policy.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+	-	Pollution is linked to ill health, so addressing it will have beneficial effects.
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0/+	0/-	Infrastructure links to the successful design of development which should be located, designed and constructed in such a manner as to not cause a significant adverse effect upon the environment, the health of new and existing residents or

Policy SD6: 'Pollution Control'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
				surrounding residential amenity by reason of pollution to land, air or water, or as a result of any form of disturbance including, but not limited to, noise, light, odour, heat, dust and vibrations.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.
19	To promote the sustainable management of waste	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.

Policy SD6: 'Pollution Control'			
Sustainability Objective	Preferred Policy	Alternative Option: No Policy	Commentary
Commentary and Conclusions		This is a positive policy across a number of SA objectives, with no identified negative effects.	

Policy SD7 ‘Development on Contaminated Land’: Significant Effects and Alternative Options

Policy SD7: 'Development on Contaminated Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	+	-	The policy ensures that, if remediation of contaminated land is necessary, there will be no threat of pollution to controlled waters including ground water.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	+ /?	- /?	There may be marginal townscape and landscape benefits from facilitating the redevelopment of derelict sites.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	++	--	The policy is primarily beneficial to SA objective 4 by facilitating remediation of contaminated sites and encouraging the re-use of previously developed land.
5	To contribute to the sustainable use of land.	0/+	0/-	This policy is potentially beneficial for this objective since it sets out the acceptable parameters and requirement in order to recycle derelict and previously developed land.
6	To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and	0	0	No likely significant effects.

Policy SD7: 'Development on Contaminated Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	archaeological importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.

Policy SD7: 'Development on Contaminated Land'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+	-	The primary purpose of this policy relates to objective 13. The policy will help avoid and/or remediate development locations that could adversely affect health. ..
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable development.	0	0	No likely significant effects.
16	To improve the education and skills of the population.	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place	0	0	No likely significant effects.

Policy SD7: 'Development on Contaminated Land'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	of residence				
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		A development management policy that has beneficial effects across several objectives, with no significant negative effects identified.			

Policy SD8 ‘Development near Hazardous Uses’: Significant Effects and Alternative Options

Policy SD8: 'Development near Hazardous Uses'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	0	0	No likely significant effects.
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	0	0	No likely significant effects.
3	To conserve and enhance the quality and local distinctiveness of the Borough’s landscape character and townscapes	0	0	No likely significant effects.
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0	No likely significant effects.
5	To contribute to the sustainable use of land.	0	0	No likely significant effects.
6	To maintain and enhance the borough’s cultural heritage assets and	0	0	No likely significant effects.

Policy SD8: 'Development near Hazardous Uses'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
	areas, assets of historical and archaeological importance and their settings.			
7	To reduce contributions to climatic change by adapting and responding to the implications of a changing climate	0	0	No likely significant effects.
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.	0	0	No likely significant effects.
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution	0	0	No likely significant effects.

Policy SD8: 'Development near Hazardous Uses'				
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary
11	To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space	0	0	No likely significant effects.
12	To reduce poverty, deprivation and social exclusion.	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	+ /?	- /?	The primary purpose of this policy relates to objective 13. It serves primarily as a notification/reminder of the need to consult with the HSE, particularly in view of the two hazardous installations in the borough located towards the south of Canvey Island. This is required by Health and Safety Executive (HSE) Guidance where development proposals fall within a consultation zone for one or more hazardous installations. ..
14	To provide appropriate housing and accommodation to meet existing and future needs of the whole community.	0	0	No likely significant effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable	0	0	No likely significant effects.

Policy SD8: 'Development near Hazardous Uses'					
Sustainability Objective		Preferred Policy	Alternative Option: No Policy	Commentary	
	development.				
16	To improve the education and skills of the population.	0	0	No likely significant effects.	
17	To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence	0	0	No likely significant effects.	
18	To maintain and enhance the vitality and viability of town and retail centres.	0	0	No likely significant effects.	
19	To promote the sustainable management of waste	0	0	No likely significant effects.	
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	No likely significant effects.	
Commentary and Conclusions		A development management policy that has a notifying effect which is confined to SA objective 13 (Health).			

Policy SD9 'Water Supply and Waste Water': Significant Effects and Alternative Options

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary	
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
1	To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough	-/?	0	-/?	-/?	0	The HRA has identified potential adverse impacts to the habitats sites from water quality which brings an element of uncertainty

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective		Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
			1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
2	To conserve and enhance water quality and resources, and ensure sustainable reuse of water	++/?	--	+	++	--	Conserving water resources, and ensuring sustainable reuse of water is the primary aim of this policy. Benefits will likely be experience in the longer term as Castle Point contributes to meeting the targets set out in the Environment Act 2021.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary	
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
							<p>The HRA has screened this policy in as it has potential for likely significant effects (LSE) alone or in combination. It stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from the following impact pathways: Water quantity and quality, although the HRA</p>

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy					Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
							also notes there is embedded mitigation. This has introduced a level of uncertainty into the SA assessment of the preferred policy
3	To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and	0	0		0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary	
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	townscapes						
4	To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.	0	0		0	0	No likely significant effects.
5	To contribute to	0	0		0	0	No likely significant

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy					Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	the sustainable use of land.						effects.
6	To maintain and enhance the borough's cultural heritage assets and areas, assets of historical and archaeological importance and their settings.	0	0		0	0	No likely significant effects.
7	To reduce contributions to	++	--	+	++	--	Conserving water resources, and

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective		Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
			1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
	climatic change by adapting and responding to the implications of a changing climate						ensuring sustainable reuse of water is important in responding to the implications of a changing climate
8	To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy					Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	which may be caused by climate change.						
9	To maintain and enhance air quality in the Borough and reduce noise pollution.	0	0	0	0	0	No likely significant effects.
10	To reduce the need to travel and promote and encourage the use of sustainable and	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective		Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
			1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
	active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution						
11	To improve the quality, range, and accessibility to essential services,	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy					Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	facilities, green infrastructure and open space						
12	To reduce poverty, deprivation and social exclusion.	0	0	0	0	0	No likely significant effects.
13	To improve the population's health and reduce health inequalities.	0	0	0	0	0	No likely significant effects.
14	To provide	0	0	0	0	0	No likely significant

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective		Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
			1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
	appropriate housing and accommodation to meet existing and future needs of the whole community.						effects.
15	To promote the efficient use of resources and ensure the necessary infrastructure to support sustainable	++	--	+	++	--	Managing water resources and water quality and ensuring water resources will be able to support growth is a part of this SA objective,

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy					Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	development.						and addressed by the policy.
16	To improve the education and skills of the population.	0	0	0	0	0	No likely significant effects.
17	To ensure sustainable employment provision and economic growth by improving efficiency,	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective		Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
			1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
	competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence						
18	To maintain and enhance the vitality and viability of town	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'							
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary	
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development		
	and retail centres.						
19	To promote the sustainable management of waste	0	0	0	0	0	No likely significant effects.
20	To ensure that the digital infrastructure available meets the needs of current and future generations.	0	0	0	0	0	No likely significant effects.

Policy SD9: 'Water Supply and Waste Water'						
Sustainability Objective	Preferred Policy (90 litres per day per person)	Alternative Options Compared to the Policy				Commentary
		1: Do not meet the optional water efficiency requirements in building regs	Meet the optional water efficiency requirements set out in part G2 and Regulation 36(2)(b) of the Building Regulations, currently 110litres/person/day	2: More ambitious water efficiency standard of 80 litres per person per day	3: No BREEAM requirements for non-residential development	
Commentary and Conclusions	<p>The preferred policy is very positive with regards SA objectives 2, 7 and 15. No likely negative effects have been identified.</p> <p>Option 1 of not meeting the optional water efficiency requirements in building regs is not a sustainable option given that the Borough is a severe water stress area and the Essex Water Strategy's estimate that by 2050 the East of England will experience a public water supply shortage of around 730 million litres of water per day (Ml/d), equal to over a third of the predicted future need. The 110 litres set out in part G2 and Regulation 36(2)(b) of the Building Regulations is positive, but falls short of maximum sustainability benefits for the same reasons,</p> <p>Therefore, option 3 (More ambitious water efficiency standard of 80 litres per person per day) is the more realistic alternative to the preferred policy. The Essex Water Strategy recommends that local planning authorities 'Set ambitious policies for water efficiency and resilience for new homes and non-residential development within Local Plans'</p> <p>The recent Future Homes Hub Water Efficiency Report (April 2024), to inform HM Government's roadmap for water efficient new homes sets recommended water efficiency targets for 2025 and 2035 for seriously water stressed areas including Essex from 90-80 litres per day. As an initial step 90 litres is considered more appropriate, allowing for a subsequent plan review to consider a gradually more ambitious target and move towards 80.</p>					

5. The Assessment of Option Sites

5.1 Introduction: Links to Other Sections of the Document

The actual assessments of option sites according to this framework is in Annex A ‘Detailed Assessment of Option Sites’

Section 3.3 of this SA set out the SA Framework and indicators for assessing the option sites in Annex A, by which the assessments in Annex A have been undertaken.

5.2 Identifying Options, Reasonable Alternatives, and Sieving Criteria

This section explores the sustainability of all sites submitted for allocation, or otherwise considered a reasonable option for allocation.

The Plan has been through a process of identifying and assessing sites, starting with the Borough’s call-for-sites exercise and exploration through a Strategic Land Availability Assessment (SLAA).

Throughout this section, preferred (allocated) and reasonable

alternative sites are assessed to the same level of detail for their potential allocation within the Plan.

5.2.1 The Local Plan Call-for-Sites Exercise and the SLAA

The Council invited any interested parties to submit sites for consideration to be allocated for all land uses.

Each site has been assessed in terms of its suitability, availability and achievability (viability) within a Strategic Land Availability Assessment (SLAA), having regard to the constraints affecting each site, ownership information, planning history, local site knowledge, historic viability evidence and viability appraisals.

The collection of this factual information is a requirement of the NPPF and represents a robust basis on which to select sites for allocation within the Plan. The formulation of the SLAA also represents a process of ‘sieving’ a long-list of sites to ensure the most appropriate short-listed sites are considered for allocation. It is therefore logical that this short-list represents the sites that need assessment in the SA, representing the allocated sites and ‘reasonable’ alternatives i.e. a suite of site options that are all suitable, available and achievable within the Plan period.

The rationale behind the SLAA’s suitability, availability and achievability testing and the implications for ‘sieving’ out sites for consideration as allocations within the Plan (and further exploration within this SA) is set out in more detail in the SLAA.

Taking the lead from the SLAA, the SA has assessed all allocations and demonstrably 'reasonable' alternatives.

5.3 Analysis of Option Sites by Objective (Annex A)

The following sections in Chapter 5 should be read in conjunction with:

- the detailed tables in Annex A, and to
- the Framework for assessing the sites in section 3.3.

Explanation of Commentary on Indicators

In most cases the indicators are self-explanatory. However, this section provides additional contextual information where considered helpful. Cross reference should be made to section 3.3.1 for the scoring criteria details.

Explanation of Commentary on Mitigations

This section also provides an opportunity to elaborate on 'broad-brush' mitigations that may be applicable by objective, which may not have been drawn out on site specific commentary.

Explanation of Commentary on Urban /Rural Dimension

Distinctions and patterns between the urban and rural sites can be

drawn out more in this section, compared to analysis at an individual site level.

Explanation of Commentary by Settlement

Similarly, distinctions and patterns between the urban and rural sites can be drawn out more in this section, compared to analysis at an individual site level.

5.4 Analysis of Option Sites by Objective 1 Biodiversity and Habitats Indicators

5.4.1 Commentary and Contextual Background on Objective 1 Indicators

Indicator 1.1 SSSI

A statutory duty of Natural England is to advise to local planning authorities (LPAs) and developers on the potential impacts of development on SSSIs to ensure their protection and enhancement in line with local and national policy and legislation.

A tool that NE developed to enable a rapid assessment of risks are [Natural England SSSI impact zones](#).

In relation to Castle Point, SSSI impact zones are set at intervals including 200m and 500m. Therefore, these distances have been applied as logical barometers of potential harm. For residential development, the 200m impact zone is applicable to developments of 10 dwellings or more, and the 500m distance applicable to developments of 50 dwellings or more.

Indicator 1.2 International Sites

Impacts upon the international sites are primarily considered through the HRA. There are two international sites in the Borough which both have the same geographic coverage,

- Benfleet and Southend Marshes SPA and Ramsar site

The HRA identifies a further ten that may be affected by impacts resulting from the Local Plan and were therefore considered at Appropriate Assessment stage

- Benfleet and Southend Marshes SPA and Ramsar site
- Blackwater Estuary SPA and Ramsar site
- Foulness SPA and Ramsar site
- Crouch and Roach SPA and Ramsar site
- Essex Estuaries SAC
- Thames Estuary and Marshes SPA and Ramsar site

It should be noted that the 2025 HRA/AA concludes that the Plan as a whole is not predicted to have any adverse effect on integrity (AEOI) on any Habitats Sites, either alone or in combination with other plans and projects.

However, to mitigate recreational impacts, developments within the international sites zone of influence, which include all of Castle Point (see Fig 5.5.1) are expected to make financial contributions to RAMS

Castle Point Plan: SA and SEA Environmental Report

(£122.30 per dwelling as of 2019/20). As this is a relatively tiny sum that is already established and factored into viability financial planning, and mitigation processes are already well established and functioning, it does not lead to any negative or uncertain SA effects in terms of SA assessments.



Figure 5.5.1: Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy Zones of Influence

Whilst the impact of recreation from Borough-wide sources is effectively dealt with by RAMs, the HRA notes that *Disturbance associated with human activity may take a variety of forms including noise, light, sound, vibration, trampling, presence of people, animals*

and structures’ and that ‘ Birds can be displaced by any loud noise made onshore or offshore by construction, vehicles (including aircraft), vessels, tourism, mining, blasting etc. that may disturb birds and reduce time spent in feeding or breeding area.’

Therefore, the SA indicator recognises the risk of disturbance within the immediate vicinity, The distances of 500m and 200m reflects the SSSI Impact zone distance. As can be seen from Fig 5.5.2 below, in practice this only affects one site (On Canvey).

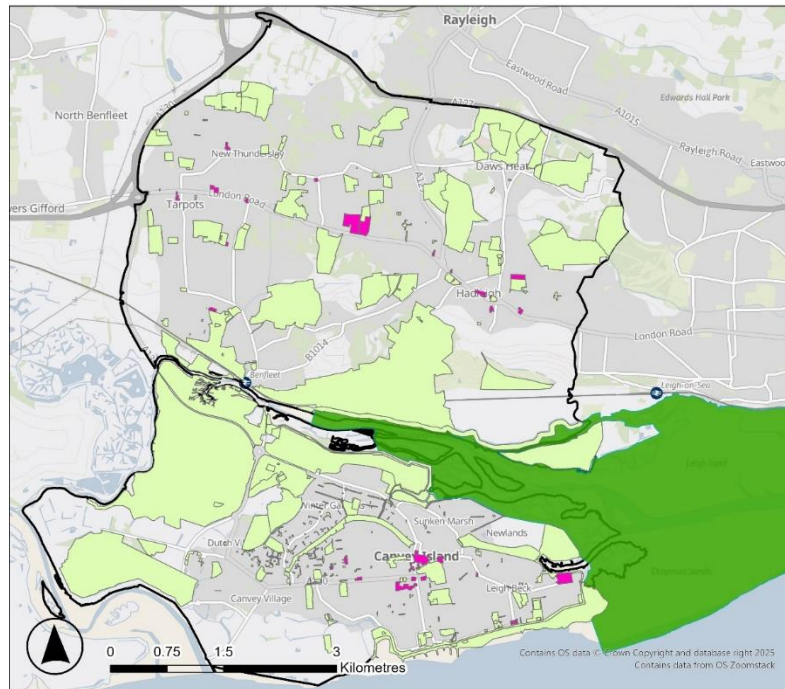


Figure:5.5.2 International sites and Plan development sites

A further consideration for larger residential sites within the Essex Coast RAMS Zone of Influence is Natural England's that applications for 100 units + or equivalent, as a guide, should include provision of well-designed open space/green infrastructure, proportionate to its scale. Such provisions can help minimize any predicted increase in

recreational pressure to the Habitats sites by containing the majority of recreation within and around the development site boundary away from Habitats sites. Suitable Accessible Natural Greenspace (SANG) guidance can be helpful in designing this.

Indicator 1.3 Local Nature Recovery Strategy

Introduced in the Environment Act 2021, the Local Nature Recovery Strategy (LNRS) is a statutory requirement. It is part of Nature Recovery Network (NRN), made up of 48 Local Nature Recovery Strategies. Together they form a nationwide network full of opportunities for nature recovery.

Local Nature Recovery Strategies (LNRSs) are designed to:

- deliver the necessary action to reverse the current path of decline in our biodiversity
- bring about a recovery for nature

The primary purpose of the Essex LNRS is to find locations for the creation of habitat. It aims to identify the locations most likely to provide the greatest benefit for nature and the wider environment. As such they replace the previous Biodiversity Opportunity Areas (BOAs).

CPBC has obtained initial simple GIS mapping of the LNRS zones to inform this indicator.

All these indicator results are caveated with a '?' since the report is only in draft and can change.

Indicator 1.4 Ancient Woodland

The PPG stipulates that for ancient woodlands, development should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic. For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

Therefore, in the SA, 15m is a logical threshold for citing a risk of negative impacts.

The Woodland Trust recommend a more precautionary approach. In their 'Planners' Manual for Ancient Woodland and Veteran Trees' (2019) the Woodland Trust state in relation to providing adequate buffers, "Although there is no 'one size fits all' with buffer design, each one should be designed to fulfil the specific requirements of its location and the type of proposed development... As a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice.

Therefore, the threshold distances of 15 and 50m have been adopted for SA indicator 1.4.

Indicator 1.5 Local Wildlife Sites

Local Wildlife Sites (LoWS) are locally designated sites recognised as comprising priority habitats or being home to priority species. A LoWS Review was undertaken between 2023-2024, this review identified 41 LoWS in the Borough. They are mapped on figure 5.5.3 below

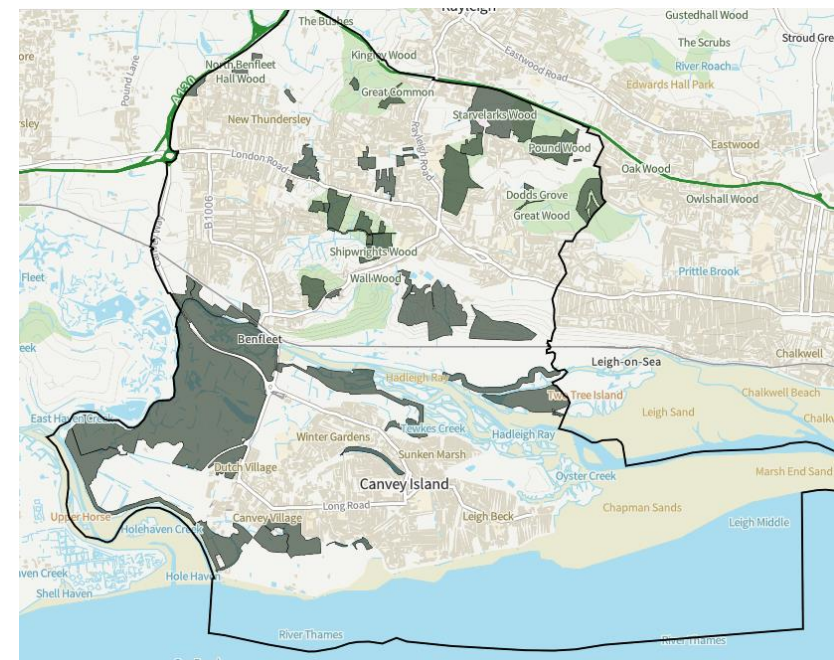


Figure 5.5.3: Local Wildlife Sites

Indicator 1.6 Priority Habitats

Priority Habitats are given legal protections under Section 41 of the Natural Environment and Rural Communities Act (2006).

They were originally identified in the UK Biodiversity Action Plan and are sometimes referred to as BAP habitats or habitats as being of principal importance for the purpose of conserving or enhancing biodiversity.

Castle Point has extensive priority habitat coverage. This includes deciduous woodland (often ancient), lowland heathland and good quality semi-improved grassland, as well as wetland habitats (including coastal floodplain and grazing marsh, mudflats, coastal saltmarsh).

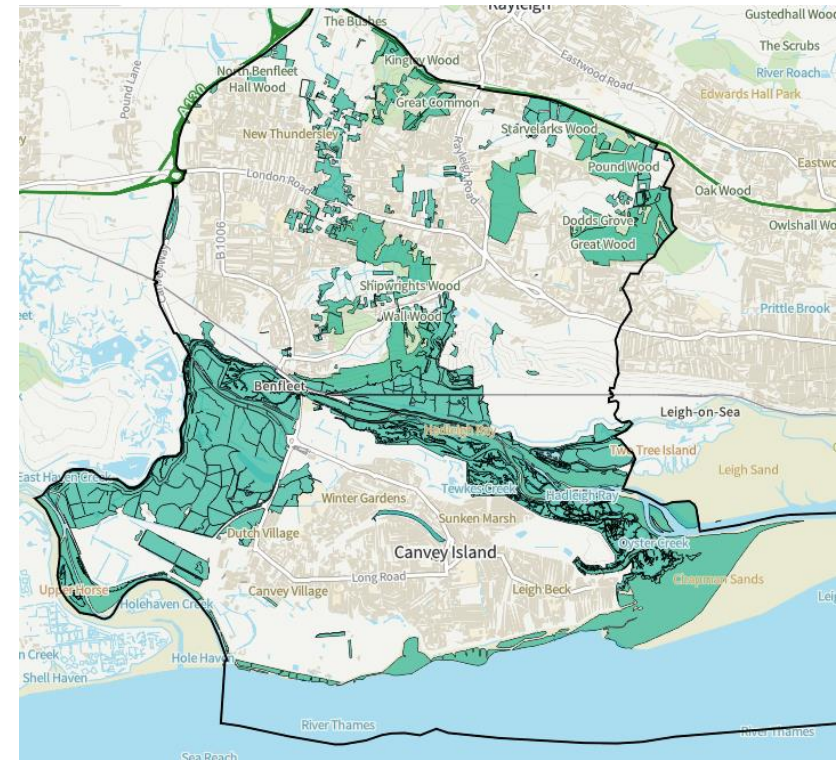


Figure 5.5.4: Priority Habitats

5.4.2 Commentary on Urban /Rural Dimensions to Objective 1 Indicators

Most designations are at the urban fringes. But given the small scale of the Borough, urban sprawl is now at the boundary (or even

overlapping) several Local Wildlife Sites, and even abutting SSSIs in the Borough, at more than one location.

Local Wildlife Sites abound at urban fringes and overlap with some option sites. LWS are more integrated into the urban fabric than international and national designations. A handful of LWS are relatively surrounded by urban development, especially in Thundersley and at Canvey Lake.

Several of the Borough's urban sites have priority habitat deciduous woodland on them or in close proximity

5.4.3 Commentary by Settlement to Objective 1 Indicators

Benfleet

South Benfleet option sites are close to a SSSI and about 600 metres from the international sites. Local Wildlife sites are in close proximity to several option sites to the west and even fully overlapping on 40497.

Priority habitats overlap with several option sites particularly on the east side of Benfleet.

Canvey

Canvey Island abuts international habitats at its northern and eastern edge, although there aren't option sites in close proximity, apart from one (40524) that is within 500m of it on the eastern side.

Option sites abut the SSSI on the western edge of Canvey's urban area.

Local Wildlife Sites completely surround west Canvey, abutting option sites and almost fully overlapping in one instance (40505).

Priority habitats completely surround the urbanised area and overlap with at least three options sites (40505, 40504, 40297)

Daws Heath

Large areas of ancient woodland, Local Wildlife Sites and priority habitats surround Daws Heath

Hadleigh

Hadleigh abuts Great Wood SSSI, ancient woodland and priority habitats at its northern edge, abutting a couple of option sites

Thundersley

Large areas of ancient woodland exist east, west and south of Thundersley. Option sites abut the east and south woodlands.

Intermittent Local Wildlife Sites surround Thundersley and are even

located fairly centrally within it.

There are multiple overlaps between options sites and priority habitats in and around Thundersley.

5.4.4 Broad Mitigations to Objective 1 Indicators

In most cases, it is preferable to avoid impacting on the ecological constraints at all, in line with the mitigation hierarchy

Biodiversity net gain is a potential mitigation on all sites. However, it may not necessarily be a catch-all solution. Existing habitats may take decades (or even centuries in the case of ancient woodland) to establish and may not be readily replicated elsewhere. In worst case scenarios, BNG may even be applied not only off-site but outside the Borough.

Biodiversity net gain should be achieved in a way that is consistent with the mitigation hierarchy, and which reflects the spatial hierarchy preference for local enhancements. Whilst biodiversity net gain relates only to habitats, the mitigation hierarchy is applied to all aspects of ecology and potential for avoidance, minimisation, mitigation and offsetting impacts on species will also need to be considered outside of a BNG approach.

Where a designation or habitat occupies a small portion of a site, it may be possible to incorporate it within the layout as green infrastructure.

However, all designations benefit from protective buffers and all may suffer as a result of increased disturbance, recreational use.

5.5 Analysis of Option Sites by Objective 2 'Water Quality and Resources' Indicators

5.5.1 Commentary and Contextual Background on Objective 2 Indicators

Indicator 2.1 Proximity to Waterbody

This may include rivers, ponds, streams, ditches or culverts. Presence of a waterbody on site can have implications for a site's developability in terms of land-take, risk of pollution and harm to its ecological integrity. In addition, landowners have responsibilities and rights, including maintaining watercourses and potentially needing consent for works.

Where a development proposal is for a site in an area at risk of fluvial or surface water flooding, or is within a Critical Drainage Area, any natural or semi-natural water features such as ditches, dykes and ponds must be retained in their natural or semi-natural form to maintain existing attenuation provision and existing flow paths.

Indicator 2.2 Within area of serious water stress

The whole area is in serious water stress as classified by the Environment Agency.

Indicator 2.3 Capacity at Water Recycling Centre

This is informed by the Infrastructure Delivery Plan which confirms that both Benfleet and Canvey Island WRCs have available capacity to accommodate growth.

5.5.2 Commentary on Urban /Rural Dimensions to Objective 2 Indicators

There is no discernible urban rural dimension to the outcomes to this objective's indicators.

5.5.3 Commentary by Settlement to Objective 2 Indicators

Canvey Island

There are no natural streams or rivers on Canvey Island. Instead, the Island has a complex and interlinked network of surface water sewers, open and culverted ditches, ponds, and pumping stations. Rainfall runoff is collected and channelled to the pumping stations and gravity outfalls around the edge of the Island and pumped or drained out to the Thames estuary.

Mainland

Castle Point is intersected by the Hadleigh Ray river which separates the mainland from Canvey Island. It is an area that includes ponds and straight and winding ditches on the marshlands.

5.5.4 Broad Mitigations to Objective 2 Indicators

At site level, some SuDS components provide water quality improvements by reducing sediment and contaminants from runoff either through settlement or biological breakdown of pollutants. This can improve the quality of downstream water bodies such as streams, rivers, lakes, bathing or shellfish waters.

5.6 Analysis of Option Sites by Objective 3 'Landscape and Townscape' Indicators

5.6.1 Commentary and Contextual Background on Objective 3 Indicators

Indicator 3.1 Will any Tree Preservation Orders (TPOs) be affected?

Indicator 3.1 looks at Tree Preservation Orders (TPOs). A TPO can be made by the local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. 'Amenity' is not defined in law, and is a matter of planning judgement as to whether a trees removal would have a significant negative impact on the local environment and its enjoyment by the public.

For the purposes of the SA, the same impact distance thresholds have been used as for indicator 1.4 (in relation to ancient woodland) which are an approximation of likely harm to the root protection areas of trees.

Indicators 3.2 Area Type and 3.3 Relationship to the edge of the urban area?

These indicators prioritise sustainable locations that impact the least on rural landscapes. Indicator 3.3 factors in the degree to which rural sites are contiguous with the urban edge as a measure of how drastic a departures from the existing urban form they would represent.

Indicator 3.4 Historic Natural Landscape

The aim of the Historic Landscape Characterisation project in Essex was to characterise the distinctive historic dimension of the current rural landscape. This was been carried out as part of, and using the methodology developed for, the East of England Regional HLC project.

There are three Historic Natural Landscapes in Essex: Daws Heath, Hadleigh Castle & Marshes Historic Natural Landscape and Canvey Marshes.

5.6.2 Commentary on Urban /Rural Dimensions to Objective 3 Indicators

Although TPOs can be in urban or rural locations, indicators in objective 3 primarily affect rural locations

5.6.3 Commentary by Settlement to Objective 3 Indicators

Tree preservation orders are found Borough-wide, but are particularly prevalent around Thundersley, east of Benfleet and north of Daws Heath.

The Historic Natural Landscapes are found both north and south of Hadleigh and completely surround Daws Heath. Benfleet is relatively unaffected and Canvey only peripherally

5.6.4 Broad Mitigations to Objective 3 Indicators

Because of their inherent value being linked to scenic natural value, vistas and tranquillity, landscape impacts are extremely difficult to mitigate against the effects of development. Landscapes can progressively, cumulatively and synergistically be negatively affected by piecemeal development.

Several option sites have TPOS within them, some with extensive coverage to the extent that development options would be severely curtailed.

5.7 Analysis of Option Sites by Objective 4 'Land and Soils' Indicators

5.7.1 Commentary and Contextual Background on Objective 4 Indicators

Indicator 4.1 Contaminated Land and 4.2 Minerals Safeguarding

CPBC GIS mapping has been utilized to establish areas of potential contamination (Including historic landfill) and areas of Minerals safeguarding.

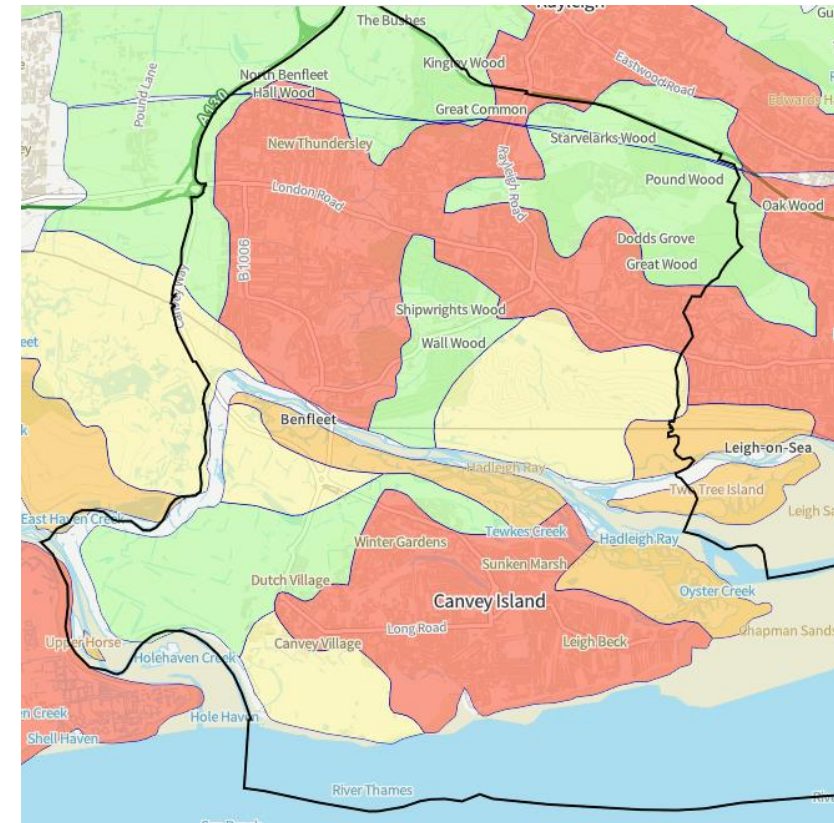
Indicator 4.3 Agricultural Land Quality

Castle Point contains significant areas of Grade 3 Agricultural Land (Green areas on Fi x) which is defined as good to moderate quality, which coincides with several option sites.

Agricultural land graded from 1 to 5 according to yields or output, soil type, climate range and versatility of use, consistent yield and input requirements. The best and most versatile agricultural land is graded 1

to 3a, although the national mapping identifies grade 3 but does not distinguish between 3a and 3b.

Fig 5.7.1: Agricultural Land Classification



Grade	Description
3	Good to Moderate
4	Poor
5	Very Poor
Non-Agricultural Land	
	Other land primarily in non-agricultural use
	Land predominantly in urban use

Therefore, a clear sustainability differential emerges between those sites classed as grade 3 and those sites classed at a lower grade or classed as urban.

It is important to note that Land can still be classified as agricultural land even if the land is currently fallow or used for something else. The classification is based on the land's potential for agricultural use, not its current use, meaning its soil quality and other characteristics are considered regardless of whether it's actively farmed at the moment.

In 2019, the Climate Change Committee (CCC) said climate change would make it harder for the government to ensure the resilience of the UK's food supply. In 2022 the Intergovernmental Panel on Climate Change 'Climate Change 2022: Impacts, Adaptation and Vulnerability' argued some natural and human systems had already been pushed beyond their ability to adapt to these changes, causing irreversible damage to food security. The IPCC said increases to global warming of

between 1.5°C and 2°C would put further pressure on food production and access. It also said the risk to food security would increase in areas worst affected and least able to adapt.

The issue is a long-term one with the potential to come to the forefront during times of national or international crisis.

Agricultural land is only loosely associated with farming in the Borough. The costs associated with yields have reduced the amount of arable farms in the Borough. Limited cropping occurs in the east of the Borough, most goes unused or is used for grazing. Nonetheless, given that the purpose of preservation is long-term food security, the benefits of preserving grade 3 agricultural land apply regardless.

5.7.2 Commentary on Urban /Rural Dimensions to Objective x Indicators

Contamination issues are typically found on urban fringe areas that have an industrial legacy. Historic landfill in Castle Point is typically in rural waterside locations.

Agricultural land classification obviously only applies to rural areas. Urban areas do not receive a classification so a positive in terms of SA for this indicator.

5.7.3 Commentary by Settlement to Objective 4 Indicators

There are two clusters of Contamination

- 1) North of Benfleet, centred upon Manor Trading Estate but extending sporadically into North-West Thundersley.
- 2) West Canvey, centred upon then commercial area, but with handful of records scattered across the wider west side of the Island.

Both these two areas overlap strongly with option sites considered in the plan, so it will be necessary to consider mitigations as set out in the next section.

Historic landfill areas predominant along the north bank of Benfleet Creek, Two Tree Island, and the far west and far east tips of Canvey Island. None of these areas overlap with option sites.

Several allocations are upon Mineral Safeguarding Land, though considering this is across Hadleigh town centre there is no realistic prospect of extraction so it is not appropriate to identify negative impacts in these circumstances.

5.7.4 Broad Mitigations to Objective 4 Indicators

Option sites include industrial/employment areas on which residential is a reasonable option being considered, so contamination is a key factor. As set out in the NPPF, where a site is affected by contamination

or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. It can be treated via remediation. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

It's not possible to mitigate the loss of agricultural or minerals, which is a permanent loss once developed.

5.8 Analysis of Option Sites by Objective 5 'Sustainable Use of Land

5.8.1 Commentary and Contextual Background on Objective 5 Indicators

Indicators 5.1 Is the site greenfield or brownfield?

The Government defines brownfield land as developed land, that is, or was previously, occupied by a permanent structure. The National Planning Policy Framework (NPPF) and Homes England's Strategic Plan 2023-2028 prioritise brownfield development to better utilise existing land in built-up areas and to preserve undeveloped land.

Indicator 5.1 is therefore highly relevant in reflecting national and local planning policy.

Indicators 5.2, 5.3 and 5.4 Green Belt

Objective 5 indicators are dominated by green belt considerations. 5.2 measures degree of green belt overlap using GIS mapping. Indicator 5.3 utilises Green Belt evidence from 2018 and the evidence from 2025 to ascertain or estimate the degree to which each option site meets the purposes. Being within a parcel that meets at least one Green Belt purpose strongly or very strongly warrants a 'significant negative' in SA

terms. In practice, some areas actually meet three purposes by this degree. Moderately meeting at least one purpose constitutes a negative.



In relation to indicator 5.4, the Locally Important Strategic Green Belt Areas cover most Green Belt areas in the Borough. They are:

- Central Corridor (yellow)
- Daws Heath Ring (beige)

- Lateral Strip (sand)
- Canvey Island (brown)

coalescence.

5.8.2 Commentary on Urban /Rural Dimensions to Objective 5 Indicators

Although brownfield sites are generally urban, they can be urban or rural. Since three of the indicators concern green belt, objective 5 primarily affect rural sites. Urban sites that are unaffected by green belt considerations are assessed blanket positives in this respect.

5.8.3 Commentary by Settlement to Objective 5 Indicators

There is no notable settlement disparities to this objective

5.8.4 Broad Mitigations to Objective 5 Indicators

Similarly to landscape (Objective 4), it is not really possible to mitigate the loss of greenfield sites or green belt land. Losses are permanent and may have longer-term synergistic effects in reducing the extent to which remaining green belt designations continue to meet the purposes.

At a site level, it may be possible to establish a stronger green belt boundary. However, even where this may be arguable (e.g. west and north of Benfleet) the benefit is balanced by the fact that green belt loss in these areas would still be contributing to settlement

5.9 Analysis of Option Sites by Objective 6 'Heritage and Cultural Assets' Indicators

5.9.1 Commentary and Contextual Background on Objective 6 Indicators

*Indicator 6.1 Conservation Areas, Indicator 6.2 Listed Buildings and
Indicator 6.3 Scheduled Ancient Monuments*

Conservation Areas are designated by the local planning authorities to protect areas of special architectural or historic interest.

Listed buildings are buildings of special architectural or historic interest with legal protection that are designated by Historic England.

Scheduled monuments are defined by Historic England. They are nationally important archaeological site or historic building, given protection against unauthorised change.

For all heritage assets, setting is a key consideration. The SA distance thresholds are a proxy for this with a wider circumference set for scheduled monuments compared to listed buildings and conservation areas.

There are development option sites that impact on conservation areas, listed buildings and scheduled monuments to some degree, including direct overlap with the former two. The details are in Annex one.

More intensive development and 40264 or School Lane Car Park in South Benfleet (40299) are two option sites that overlap the conservation area. Hadleigh town centre is in close proximity to the conservation area, and also contains St James the Less listed building centrally with in.

Land south of Hadleigh is a large site that may have issues in relation to the setting of Hadleigh Castle.

5.9.2 Commentary on Urban /Rural Dimensions to Objective 6 Indicators

In Castle Point Conservation areas are in urban settings and listed building are also typically in urban settings. Scheduled monuments and Archaeological Consultation Zones may be either but are typically more rural, for example Hadleigh Castle.

5.9.3 Commentary by Settlement to Objective 6 Indicators

Since there are only two conservation areas in the Borough (in South Benfleet and Hadleigh), option sites in Canvey, Thundersley and Daws Heath or all unaffected by the indicator.

Listed buildings are spread across the Borough, although there is a notable cluster within the South Benfleet conservation area and a relative absence in central Canvey.

5.9.4 Broad Mitigations to Objective 6 Indicators

Consideration of setting, often overlaps with considerations both of townscape/urban design. Conflict between impacts on setting and other aspects of a development proposal can sometimes be avoided or mitigated by working collaboratively and openly with interested parties at an early stage. For CPBC, where potential impacts are identified, this will require further consideration at masterplan and/or development management stages.

5.10 Analysis of Option Sites by Objective 7 'Climate Change Indicators

5.10.1 Commentary and Contextual Background on Objective 7 Indicators

Indicator 7.1 'Scope to orientate the site layout buildings to facilitate solar panels and promote thermo-efficiency'

As set out in the Essex Design Guide, early consideration of orientation can have a significant impact on how much sun enters the building and therefore its energy performance and thermal comfort for occupants. Allowing solar gain can reduce how much energy is needed to heat the building in winter, conversely it can also cause summer overheating if not kept in balance.

Dual aspect buildings facing predominantly north and south allow for controllable solar gain to the south. This means buildings can benefit from useful solar gain in the winter while easily excluding excess solar gain in the summer.

Dual aspect will also help make photovoltaic solar panels a viable option.

In summary, this indicator is a consideration of potential site orientation. It will necessarily consider the site size, shape and likely

vehicular access points to ascertain if dual aspect is feasible and to what extent.

Indicator 7.2 Submitted for Renewable and Low Carbon Energy Infrastructure?

These are options sites that have, at some point during the Plan preparation process, indicated that they would be available for 'Renewable and low carbon energy infrastructure'. There were just seven and all were also submitted for standard development.

5.10.2 Commentary on Urban /Rural Dimensions, Settlement Dimensions and Broad Mitigations to Objective 7 Indicators

Site submitted for renewable/low carbon were predominantly rural with a bias toward Benfleet locations, although this is likely down to random chance.

There may be slightly more scope to orientate larger sites to facilitate passive solar gain, but no real geographic 5edimension to this factor.

5.10.3 Broad Mitigations to Objective 7

There is considerable overlap with other objectives, particularly 1,2, 3, 4,5, 8, 9, 10, 11 and 19.

Though not explicitly included within objective 7, indicators covered under other objectives may be extremely beneficial, including:

Castle Point Plan: SA and SEA Environmental Report

Avoidance of areas of flood risk, avoiding loss of trees, appropriate provision of green infrastructure to avoid heat island affect, orientation of developments on a north south access to facilitate passive solar gain and solar panels, Encouragement of renewable energy and low/zero carbon development, facilitating viable ecological networks and stepping stone habitats, encouraging local food production and allotments, preventing the loss of good quality agricultural land and facilitating walking and cycling via sustainable design.

5.11 Analysis of Option Sites by Objective 8 'Flood Risk Indicators

5.11.1 Commentary and Contextual Background on Objective 8 Indicators

Indicator 8.3 refers to the 19m wide buffer of land adjacent to the existing flood defences on Canvey Island that is safeguarded for future flood defence works, landscaping, environmental enhancements and amenity. Only one option site (39933 Land south of Fleet Roundabout, Roscommon Way) is affected and given a negative assessment for this indicator.

Regarding indicator 8.4, the Critical Drainage Areas for the Borough are defined by ECC as the Lead Local Flood Authority within the South Essex Surface Water Management Plan (SWMP).

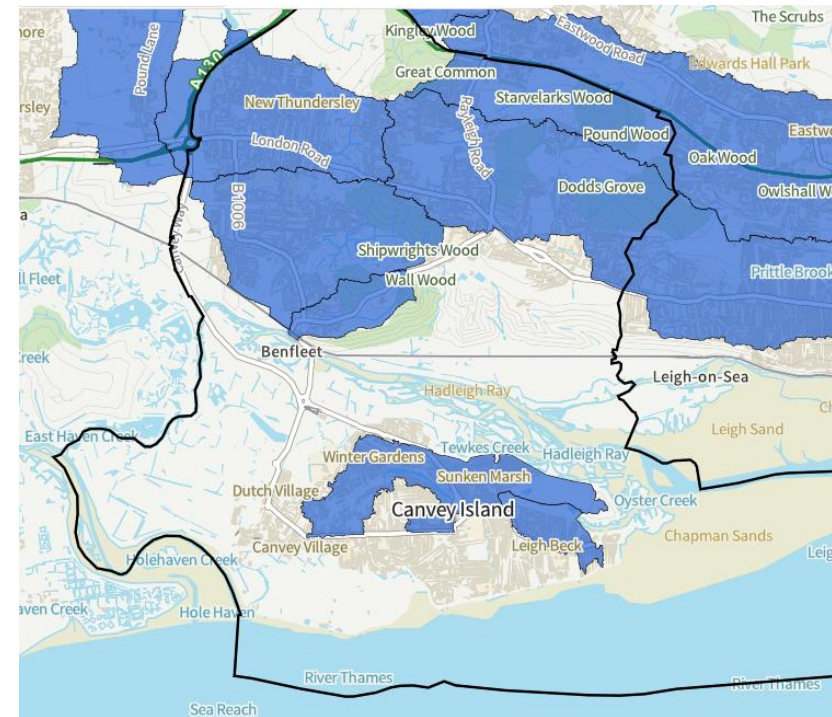


Figure 5.11.1 Critical Drainage Areas

5.11.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 6 Indicators

Canvey is disproportionately at risk from sea and surface water flooding compared to other parts of the Borough and is almost entirely within flood zone 3a. This includes all options sites on the island.

South Benfleet also has some areas of flood zone 2 and 3a, although

only one option site is partially affected.

However, the critical drainage area disproportionately affects the northern mainland part of the Borough.

5.11.4 Broad Mitigations to Objective 8 Indicators

Development can include SuDS and undertake a drainage strategy to demonstrate how both on and off-site flood risk will be managed; and mitigation measures should be satisfactorily integrated into the design and layout of the development.

Over the last few decades, Canvey has seen substantial upgrades to its sea defences and now benefits from some of the best protection in the country. The Thames Estuary 2100 Plan seeks to ensure that these defences are maintained and improved in line with climate change predictions. However, there remains a residual risk of flooding from the sea, and there also remains a risk of flooding from surface water due to the low-lying, flat nature of Canvey which means excessive rainwater cannot drain away quickly. Canvey Lake acts as a key water retention asset on the Island and needs maintaining to continue to serve that purpose.

5.12 Analysis of Option Sites by Objective 9 'Air Quality and Noise Indicators

5.12.1 Commentary and Contextual Background on Objective 9 Indicators

Indicator 9.1, 9.2 Air Quality

The main source of pollution in the Borough is road traffic emissions from major roads, notably the A13, A127 and A130. Castle Point Borough Council has not declared any Air Quality Management Areas (AQMA).

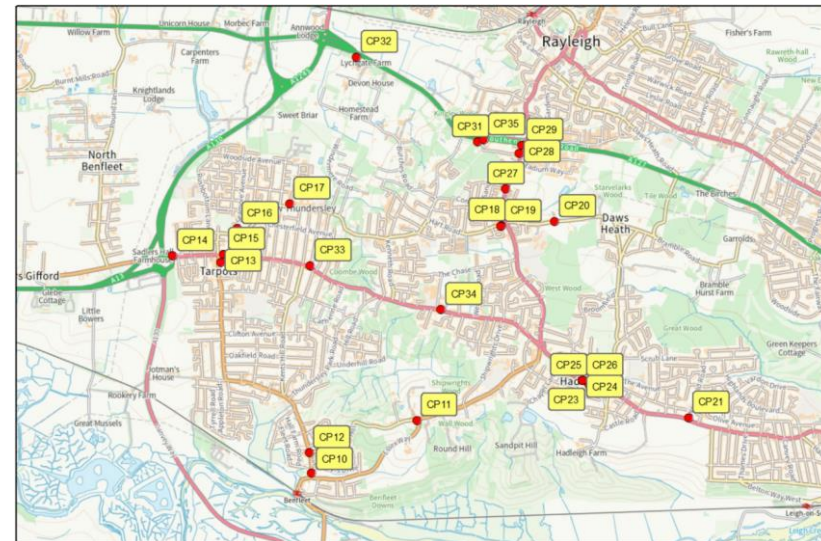
Castle Point Borough Council currently does not have any declared Air Quality Management Areas (AQMAs).

Castle Point monitor nitrogen dioxide using diffusion tubes at 30 monitoring locations around the district. Annual Status Reports for Castle Point can be found on the Essex Air website along with further information relating to air quality within Castle Point.

There are multiple monitoring sites across the Borough and the council

carries out regular reviews and assessments of air quality in the area. This is done against standards and objectives in the Air Quality Strategy for England which sets out national air quality objectives for the protection of human health.

Map of Non-Automatic Monitoring Sites – Benfleet, Thundersley & Hadleigh



as road transport or energy generation.

Map of Non-Automatic Monitoring Sites - Canvey Island



The Council is required to submit Annual Status Reports to the Department for Environment, Food and Rural Affairs (Defra). Annual Status Reports provide an overview of air quality within the area, identify actions that have been undertaken to improve air quality and to consider new air quality monitoring data. Councils compile these reports in accordance with the Local Air Quality Monitoring (LAQM) Policy and Technical Guidance.

The SA monitors Nitrogen dioxide (NO₂) which is a gas which is generally emitted from high temperature combustion processes such

All air quality readings taken from monitoring stations nearest to option sites were lower than 30 NO_x which is considered a positive in terms of the SA indicator assessment.

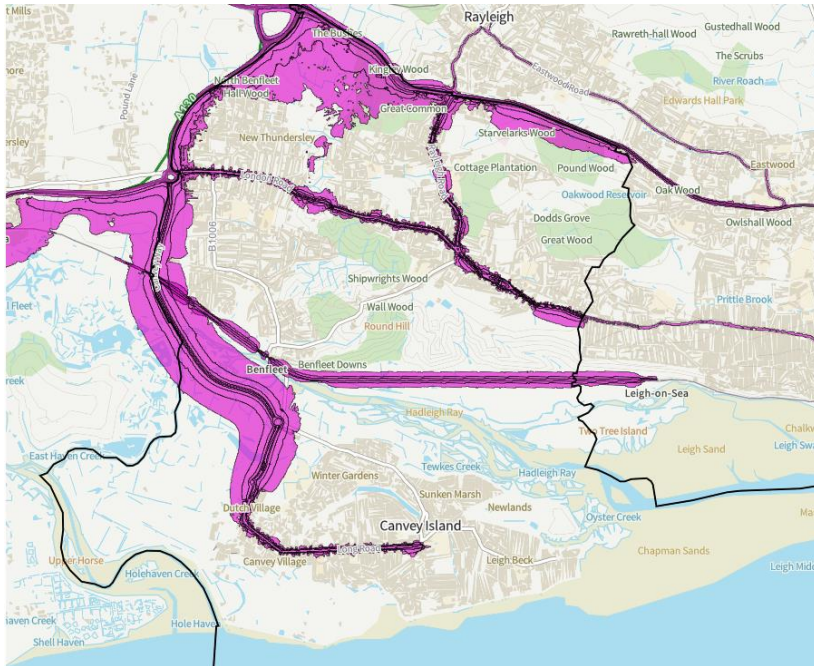
A location that is too close to a waste management facility is also considered a potential risk in terms of air quality (Indicator 9.2)

Indicator 9.3 Noise

The noise indicator measures dba noise class that each site option resides in by three bands. The figure below illustrates the areas of the Borough in the most affected areas, typically along A roads.

It is also recognized that some residents have complained about aircraft noise in the Hadleigh area and this may not be picked up by the indicator traffic reading. Therefore, this has been included in the text where relevant.

Castle Point Plan: SA and SEA Environmental Report



Noise is related to A roads and there also seems to be correlation with speed limits. The spread in rural locations may also be greater due to the lack of intervening barriers in the form of built development.

5.12.4 Broad Mitigations to Objective 9 Indicators

Noise and air quality issues may at least partially be addressed by effective landscaping, urban design and green infrastructure

5.12.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 9 Indicators

The nearest air quality readings for all option sites were all lower than 30NOs which is considered a positive in terms of the SA indicator assessment. Therefore, there is currently no urban/rural or settlement aspect to this indicator.

5.13 Analysis of Option Sites by Objective 10 'Sustainable Travel' Indicators

5.11.1 Commentary and Contextual Background on Objective 10 Indicators

Indicator 10.1 Accessibility Zones

These are derived from Essex County Council 2024 Parking Guidance. This uses a zonal approach, differentiating parking standards based on location and connectivity to services. This allows for tailored parking provision, with higher standards in areas of lower connectivity and lower standards in highly connected areas to encourage sustainable travel. For the SA, it provides a useful proxy measure of broad accessibility.

Indicator 10.2 Access to Bus Stops

This indicator measures proximity to bus stops (in both directions) as well as frequency of service to give a fully rounded assessment.

Indicator 10.3 Access to Train Stations

In practice, Castle Point is quite poorly served by train stations, with South Benfleet being the only one in the Borough and the only influence on this indicator in practice. Leigh-on-Sea is located not far outside the Borough boundary but beyond the 800m distance threshold to influence the assessment scoring.

Indicator 10.4 Is there scope for enhanced urban permeability?

This entails a degree of planning judgement regarding the scope to enhance permeability for pedestrians and cyclists. Judgements will be based upon the shape of the site, existing and potential access points for vehicles and pedestrians as well as likely desire lines for movement.

Indicator 10.5 Is there scope to introduce or create a higher density mix of uses to sustainably co-locate homes, jobs, community or services?

Scope for mixed uses requires a degree of planning judgement.

In addition to town/local centres, areas that may have more scope for mixed use may include:

- * Edge of centre
- * Redundant or declining commercial/employment areas
- * Public buildings/community uses with scope for intensification
- * Rural sites with scope for farm diversification

Obstacles to intensification/mixed use may include neighbour issues, constraints, etc.

5.11.2 Commentary on Urban /Rural Dimensions to Objective 10 Indicators

Sites in existing urban locations, particularly in urban hubs and centres, have an inherent advantage in terms of objective 10.

5.11.3 Commentary by Settlement to Objective 10 Indicators

South Benfleet is the only settlement to benefit from a train service. The other settlements rely on bus travel as the main public transport provision. Hadleigh, Thundersley and Benfleet all benefit from being situated on the main A13 corridor connecting the cities of Southend and London, although this suffers from congestion problems. Canvey is somewhat disadvantaged by limited access to/from the island, although has a network of bus routes facilitating travel within the island itself.

5.11.4 Broad Mitigations to Objective 10 Indicators

Improvements and mitigations to sustainable travel are largely established by the Highways Authority via the Local Transport Plan. Improvements may be financed by development via S106 and CIL. These will be guided by the sustainable transport objectives in the plan.

5.14 Analysis of Option Sites by Objective 11 ‘Services, Facilities and Open Space’

5.14.1 Commentary and Contextual Background on Objective 11 Indicators

Indicator 11.1 Is the site close to convenience shops/supermarket? and Indicator 11.2 Is the site close to a Post Office? and Indicator 11.3 Is the site close to a Pub, Bar or Inn?

These indicators are self-explanatory and applied using the criteria set out in section 3.3. 800m is used as the standard approximation of a reasonable walking distance.

Provision of local shops is a recurring theme in the NPPF. NPPF paragraph 200. States that ‘*Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities*’ and specifically mentions pubs (which are cited as a main town centre use) as an example.

Indicator 11.4 Will the site see a loss of local open space?

Open space standards are considered extensively and comprehensively in separate and specific evidence (Open Space Assessment 2023). Therefore, the SA simply considers whether there will be an on-site loss

of open space and by what proportion of the site.

5.14.2 Commentary on Urban /Rural Dimensions to Objective 11 Indicators

Sites in existing urban locations, particularly in urban hubs and centres, have an inherent advantage in terms of objective 11.

5.14.3 Commentary by Settlement to Objective 11 Indicators

There is no particular settlement dimension to this objective,

5.14.4 Broad Mitigations to Objective 11 Indicators

Large scale sites may be able provide facilities to meet a pre-existing deficit and/or the needs of new residents.

Even comparatively small sites may have some scope to address deficits, particularly local open space provision.

Access to services may be facilitated by infrastructure improvements financed by developer’s contributions.

5.15 Analysis of Option Sites by Objective 12 ‘Deprivation and Social Exclusion’

5.15.1 Commentary and Contextual Background on Objective 12 Indicators

Indicator 12.1 Is the site close to employment opportunities?

Employment opportunities in this context are defined as the major employing hubs – town centres and designated employment areas. Clearly there are employment opportunities outside these areas as well, and increasingly large numbers work from home. However it is in these areas that the E and B use classes predominate. 800m is used as the standard reasonable walking distance.

Indicator 12.2 Community uses

This indicator focuses on potential gains or losses of community uses *on-site*. Community uses have a broad definition and are defined in the Plan glossary.

5.15.2 Commentary on Urban /Rural Dimensions to Objective 12 Indicators

Urban sites typically have a typically perform better than smaller rural sites in terms of access to employment opportunities within walking distance.

5.15.3 Broad Mitigations to Objective 12 Indicators

Negative impact can be mitigated by preservation of existing employment opportunities and community facilities both on-site

specific schemes and directed more broadly through planning policy.

They also may be provided on-site as party of larger developments and some community facilities may be appropriate recipients of developer's contributions.

5.16 Analysis of Option Sites by Objective 13 'Health and Wellbeing'

5.16.1 Commentary and Contextual Background on Objective 13 Indicators

As with many objectives there are overlaps with the wider SA, For example health may also be influenced by provision of open space (objective 11), social exclusion (Objective 12) and air quality (objective 10)

Indicator 13.1 Does the site meet Natural England's ANGSt Standard?

Natural England's Accessible Natural Greenspace standard recommends that everyone, wherever they live, should have an accessible natural greenspace:

- of at least 2ha in size, no more than 300m (5 minutes' walk) from home;
- at least 1 accessible 20ha site within 2km of home;
- 1 accessible 100ha site within 5km of home;
- And 1 accessible 500ha site within 10 minutes of home

Achievement of the standards is challenging and the SA rewards site options for meeting a greater number of the standards.

Indicator 13.2, 13.5, 13.6 and 13.7 Is the site within close proximity of a GP surgery/Pharmacy/Dentist/Leisure Centre

Proximity to notable services that influence health is based on the standard 800m reasonable walking distance.

Indicator 13.3 GP Surgeries Capacity

Indicator 13.3 has been informed by the Infrastructure Delivery Plan (IDP) on a broad area basis.

5.16.2 Commentary on Urban /Rural Dimensions to Objective 13 Indicators

Urban sites are typically advantaged by proximity to health services. Rural countryside is often inaccessible so may not necessarily meet ANGSt criteria.

5.16.3 Broad Mitigations to Objective 13 Indicators

Negative impact can be mitigated by preservation of existing facilities both on-site specific schemes and directed more broadly through planning policy.

They also may be provided on-site as party of larger developments and some community facilities may be appropriate recipients of developer's contributions. Accessible green infrastructure and access to nature is another key factor.

5.17 Analysis of Option Sites by Objective 14 'Housing'

5.17.1 Commentary and Contextual Background on Objective 14 Indicators

Indicator 14.1 Will the site meet local thresholds for affordable housing and affordable home ownership?

The indicator assumes sites would be residential and applied the SLAA assumed suitable area and capacity ratios.

Question marks are applied because final numbers will depend on wider factors beyond this indicator, i.e. site constraints, final planning approvals, etc.

5.17.2 Commentary on Urban /Rural Dimensions to Objective 14 Indicators

This is partially based on emerging Policy Hou2 –which partially depends on Brownfield/Greenfield status and assumed density, as well as site size.

The indicator assumes sites would be residential and applied the SLAA assumed suitable area and capacity ratios for urban and green belt

sites.

Rural assumes 50dphh and 100% residential.

Urban assume 100% residential unless in Premium sustainability areas which are assumed 80% residential. Densities are between 65 and 150dph depending on site circumstances. The SLAAS should be referenced for more detailed analysis

5.17.3 Broad Mitigations to Objective 14 Indicators

Affordable housing delivery is governed by on-site capacity and viability. Strong planning policies can ensure on-site delivery is prioritized and maximized.

Wider housing needs can be met by allocating a wide range of sites to meet housing needs.

5.18 Analysis of Option Sites by Objective 15 'Infrastructure'

5.18.1 Commentary and Contextual Background on Objective 15 Indicators

*Indicator 15.1 Electricity Infrastructure and Indicator 15.2 Gas
Infrastructure*

These indicators have been informed by the latest indications of capacity published in the latest Infrastructure Delivery Plan (IDP) and at this stage are only available on an area-wide basis

5.18.2 Broad Mitigations to Objective 14 Indicators

Infrastructure issues will need to be addressed by strategic upgrades and on a site-by-site basis at development management stage.

5.19 Analysis of Option Sites by Objective 16 ‘Education and Skills’

5.19.1 Commentary and Contextual Background on Objective 16 Indicators

Indicators 16.1, 16.3 and 16.5 Surplus of Places in Primary, secondary and Further Education Provision

The Sources for 16.1 and 16.3 are the Commissioning School Places in Essex (per school): Forecast Surplus Deficit including adjustment for new housing). ECC Developer’s Guide to Contributions 2023. This information is further detailed in the IDP.

ECC preferred thresholds for new school provision. Early years and Childcare threshold are based on 0.09 additional places per new house and 0.045 additional spaces per new flats.

Indicators 16.2, 16.4 and 16.6 Distance to Primary, Secondary and Further Education Provision

Distance criteria are measured using the standard 800m reasonable walking distance, which for children is a particularly crucial factor in locational choices.

5.19.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 16 Indicators

Surplus/Deficit outcomes are somewhat ‘broadbrush’ since the ECC analysis looks at the broad areas of Canvey and the mainland. Detailed analysis of school place forecasts can be found Annex B Baseline Information part 4.2.

5.19.3 Broad Mitigations to Objective 16 Indicators

School places are not currently an issue with the level of growth proposed in the Plan The IDP addresses scenarios of higher levels of growth and what they mean for school places.

Whilst a key consideration for all services, education provision being located within walking distance is particularly key Since children and young people do not necessarily have a choice of transport options. The urban first Plan approach will help mitigate this.

5.20 Analysis of Option Sites by Objective 17 'Employment & Economy'

5.17.1 Commentary and Contextual Background on Objective 17 Indicators

Indicator 17.1 Is the site within proximity to a designated employment area?

Indicator 17.2 Is the site proposed for employment? (Including mixed use sites in centres)

Informed by the site submission (where applicable).

Indicator 17.3 Will there be a potential loss or gain of employment land/uses?

Indicator 17.3 uses planning judgements to assess the likelihood of gains or losses of employment land, based on current uses, site context

5.17.2 Broad Mitigations to Objective 17 Indicators

Given the value and profitability of residential, employment land requires strong planning policy protection. Therefore, policies should seek to prevent the loss of existing employment land and provide more employment opportunities in appropriate and sustainable locations.

5.21 Analysis of Option Sites by Objective 18 'Town and Retail Centres

5.21.1 Commentary and Contextual Background on Objective 18 Indicators

Indicator 18.1 Relationship to town centre location and Indicator 18.2 Does the proposal promote and/or change the amount of retail / town centre floorspace in the primary shopping area and/or town centre?

These indicators reward appropriate town centre uses locating in defined centres and primary shopping areas thereby enhancing the vitality and viability of these key commercial core designations.

Indicator 18.3 Does the site support sufficient parking to ensure visits to, and continued viability of town centres?

Whilst promoting public transport, walking and cycling are all key sustainability objectives, parking is important to the commercial viability of centres and is therefore considered under the economic dimension to the SA.

5.21.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 16 Indicators

Urban locations clearly have a significant advantage with these indicators and more specifically, site options within close proximity to the defined town centres of Canvey, South Benfleet, Tarpots and Hadleigh.

5.21.3 Broad Mitigations to Objective 18 Indicators

Policies that seek to preserve the commercial vitality of town centres mitigate negative affects against this objective.

5.22 Analysis of Option Sites by Objective 19 ‘Sustainable Management of Waste’

5.22.1 Commentary and Contextual Background on Objective 19 Indicators

Indicator 19.1 Is a household waste and recycling centre within a close proximity of the site?

The sustainable management of waste is largely the responsibility of the County waste authority and addressed in the Waste Local Plan

19.1 is a simple indicator that rewards locations in closer proximity to household waste and recycling centres, thereby acknowledging the benefits of reducing travel miles to these destinations

5.23 Analysis of Option Sites by Objective 20 'Digital Infrastructure'

5.23.1 Commentary and Contextual Background on Objective 20 Indicators

Indicator 20.1 Fibre broadband availability

This indicator looks at the GIS mapping to establish the speed of the connection point whether ultrafast, superfast or other according to the criteria in section 3.2.1.

5.23.2 Commentary on Urban /Rural and Settlement Dimensions to Objective 20 Indicators

Urban sites tend to be better served by digital infrastructure and the first recipients of upgrades, etc.

5.22.3 Broad Mitigations to Objective 20 Indicators

This objective aligns with the aims of ECC led 'Digital Essex' to boost digital connectivity, champion digital inclusion and drive the digital economy by working with partners to support communities across the county. Their strategy goal is to see superfast speeds available at all premises in Essex.

5.21 Green Belt Main Site Options

5.21.1 Background

During the course of plan preparation, the need to consider the feasibility of meeting the standard method housing figure necessitated a more intensive evaluation of areas in the Green Belt. All these sites were subject to the wider SA site process and are included in Annex A.

The table 5.21 below sums up the key findings and conclusions for these sites, drawing on the full analysis of all sites from Annex B.

Further detailed analysis of all these sites, organised by SA objective and Site ID can be found in Annex A.

Table 5.21: Key Green Belt Analysis Areas

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB1 (Site ID 40505)	West of Canvey Road	Canvey	Canvey Island Central and Canvey Island Winter Gardens	<p>West Canvey Marshes Local Wildlife Site covers most of the site.</p> <p>Priority Habitats (Protected under 2006 NERC Act) on site: Coastal & Floodplain Grazing Marsh plus 'No main habitat but additional habitats present' category.</p> <p>Flood zone 3a.</p> <p>Streams fully traverse the site: Water vole amber risk class zone – NE culvert restrictions.</p> <p>Water bodies, priority habitats and listed building on-site are all significant constraints to development.</p> <p>Adjacent to Dutch Cottage Museum (Grade 2 listed) - negative impacts upon setting. Within Historic Landscape Area and Flood Zone 3a.</p> <p>Relatively poor accessibility: Beyond walking distance to primary and secondary schools, as well as basic health services (e.g. GP, Dentist, Pharmacy).</p> <p>Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Within Canvey Island Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3)</p>

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Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB2 (Site ID 40504)	East of Canvey Road	Canvey	Canvey Island Winter Gardens	<p>Approx. half the site is defined open space. This may inhibit the ability to develop the site whilst maintaining the integrity of the current open space network, in addition to potentially needing to meet additional needs of new residents.</p> <p>Priority Habitats On site (Protected under 2006 NERC Act): Deciduous Woodland, Coastal & Floodplain Grazing Marsh. Flood Zone 3a.</p> <p>Scheduled Monument on site - would be difficult to mitigate impact. Historic Landscape Area.</p> <p>Water bodies, Priority Habitats and Scheduled Ancient Monument on-site are all significant constraints to development.</p> <p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Relatively poor accessibility.</p> <p>2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent..</p> <p>Within Canvey Island Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3)</p>
GB3 (Site ID 40506)	South of Charfleets	Canvey	Canvey Island Central	<p>Canvey Village Marsh Local Wildlife Site covers most of the site.</p> <p>Flood Zone 3a</p> <p>Relatively poor accessibility, beyond walking distance from a primary and secondary schools.</p> <p>Priority habitats (deciduous woodland) on-site but only along north boundary, so could be incorporated into a layout without compromising the site's ability to come forward for development.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Sub-Area GB3 that meets green belt purposes to a 'Moderate' extent.</p> <p>Within Canvey Island Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB4 (Site Id 40168)	Land off Glebelands	Benfleet	St George's	<p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Relatively few clear ecological constraints. Deciduous woodland priority habitats at NW corner.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.</p> <p>2025: Sub-Area GB4 that meets green belt purposes to a 'Moderate' extent.</p> <p>Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3)</p>
GB5 (Site ID 40496)	West of Benfleet (Jotmans)	Benfleet	Tarpots and St Mary's	<p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. On-site deciduous woodland at north end and along west boundary restricts developable area but could serve as mitigation from highway noise and be incorporated within a layout.</p> <p>Poor proximity to primary/secondary schools and health related facilities/ services - The site is beyond the 800m walking distance from all.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.</p> <p>2025: Sub-Area GB5 that meets green belt purposes to a 'Moderate' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent.</p> <p>Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3)</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB6 (Site ID 40497)	Land between Felstead Road and Catherine Road	Benfleet	Tarpots and Appleton	<p>Multiple separate Tree Protection Orders, collectively covering approximately half the site and potentially severely limiting developability.</p> <p>Ancient woodland on site - north east section does not appear developable for this reason.</p> <p>Approximately 2/3 of site covered by Priority Habitats (Protected under 2006 NERC Act): Deciduous woodland and mixed habitats - difficult to develop without significant harm.</p> <p>Beyond 800m walking distance from GP.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.</p> <p>2025: Sub-Area GB6 that meets green belt purposes to a 'Moderate' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).</p>
GB8a and GB8b (Site ID 40503)	South of Hadleigh	Hadleigh	Hadleigh St James	<p>Scheduled Ancient Monument on site - potential serious impacts upon setting. Historic Landscape Area.</p> <p>Minerals Safeguarding Area (More than 50% of site) - Loss could not be mitigated.</p> <p>Adjacent Local Wildlife Sites to south. Three small sections of deciduous woodland priority habitat on site that could be mitigated by sensitive incorporation in to a layout. Extensive priority habitat off site to west (Protected under 2006 NERC Act) Lowland meadows and grassland, reeds, coastal floodplain and grazing marsh.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB9 (Site ID 40107)	Oak Tree Farm, Poors Lane	Hadleigh	St Michael's	<p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated. Priority habitat (Deciduous woodland) across southern third of site and 50% of all site boundary. This is contiguous habitat to the Great Wood SSSI which is in close proximity.</p> <p>Historic Landscape Area.</p> <p>Poorly located for schools (Primary and secondary), convenience food shops, PO, pubs, health related facilities and services - beyond 800m walking distance from all.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3).</p>
GB10 (Site ID 40500)	South-East of Daws Heath	Daws Heath	St Michael's	<p>Dodds Grove SSSI at boundary. Ancient deciduous woodland at boundary, with 15m buffer on site. Local Wildlife Sites and north and south boundary.</p> <p>Minerals Safeguarding Area (<50% coverage) and Agricultural Land Quality Grade 3 (and at least partially in current arable use) - losses could not be mitigated.</p> <p>Within Historic Landscape Area.</p> <p>Remote from services: Beyond walking distance to primary and secondary schools, as well as all basic health services (GP, Dentist, Pharmacy)</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB11 (Site Id 40499)	South-West of Daws Heath	Daws Heath	St Michael's	<p>Ancient deciduous woodland at boundary, with slight overlap and 15m root protection area buffer on site. Beyond walking distance to primary and secondary schools, as well as basic health services (GP, Dentist, Pharmacy).</p> <p>Within Historic Landscape Area.</p> <p>Agricultural Land Quality Grade 3: Although the majority of the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p>
GB12 (Site Id 40498)	The Chase	Thundersley	Thundersley North and Thundersley South	<p>Four separate open spaces overlap the site. This may inhibit the ability to develop the site whilst maintaining the integrity of the current open space network, in addition to potentially needing to meet additional needs of new residents. The area has pre-existing quantity and access deficits of most types of open space (source: CPBC Open Space Study 2023).</p> <p>Local Wildlife Sites and Priority Habitats on site (Protected under 2006 NERC Act) - Good quality unimproved grassland (west section) and deciduous woodland (south-east) - Extent of these constraints mean harm would be difficult to avoid or mitigate on-site.</p> <p>Agricultural Land Quality Grade 3: Although the site does not appear to be in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Included in IDP scenario 2 (Also broadly reflected in Options 2a to Policy SP3).</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB13 (Site Id 40492)	East of Rayleigh Road	Thundersley	St Michael's	<p>Minerals Safeguarding Area (<50% coverage) - Loss could not be mitigated.</p> <p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Within Historic Landscape Area.</p> <p>Two patches of deciduous woodland priority habitat - although they could potentially be incorporated into a development layout with sensitive buffers and enhanced connectivity.</p> <p>Beyond walking distance from Primary School, GP or Pharmacy.</p> <p>Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p>
GB14 (Site Id 40101)	Land south of Daws Heath Road	Thundersley	St Michael's	<p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Within 100m of listed building - potential setting issues. Within Historic Landscape Area.</p> <p>Ancient woodland of significant scale at southern and SE boundary, with 15m root protection area buffer extending into the site</p> <p>Beyond walking distance from primary school and all basic health services (GP, Dentist, Pharmacy).</p> <p>Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB) and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate/Strong' extent.. Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p>
GB15 (Site ID 40494)	Land North of Grasmere Road	Thundersley	Thundersley North	<p>Tree Protection Orders extensive across at least half the site, severely impacting developability.</p> <p>Extensive priority habitats (Protected under 2006 NERC Act). Three sections of deciduous woodland and one area of mixed habitats.</p> <p>Agricultural Land Quality Grade 3: Although the site may not be wholly in current arable use, its long-term loss (due to built development) for potential agricultural use is not something that could be mitigated.</p> <p>Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent (2018 Part 1 GB)</p> <p>2025: Sub-Area GB15 that meets green belt purposes to a 'Moderate/Strong' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB16 (Site ID 40543)	North-West Thundersley	Thundersley	Thundersley North and St George's	See Options analysis of Policy SP3 in SA Section 4.3 for details
GB17 (Site Ids 40372, 40373 = composite 40553)	Land south of Grange	Thundersley	Thundersley North	<p>Key conclusions for GB17 cluster: Priority habitats (deciduous woodland) on site. Grade 3 agricultural land. Green belt land that is poorly related to the urban edge. Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Archaeological consultation zone.</p> <p>Beyond 800m walking distance of train station. Remote from services including education and health.</p> <p>Low/Very low accessibility zone.</p>
GB18 (Site Ids 39911, 40030 = composite 40545)	Land adjacent to Summerhill, Goldfinch Lane	Thundersley	Thundersley North	<p>Key conclusions for GB18 cluster: Priority habitats (deciduous woodland) on site. Green belt land that is poorly related to the urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Grade 3 agricultural land. Archaeological consultation zone. Beyond 800m walking distance of train station. Remote from services including education and health. Low/Very low accessibility zone.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB19 (Site Ids 40445, 40051 and 40075 = composite 40548)	Land north east of Chesterfield Avenue and Downer Road North	Benfleet	Tarpots	<p>Key conclusions for GB19 cluster: Priority habitat on site: Deciduous Woodland, additional habitats present. LoWS within 100m of the site - Cottage Plantation and Little Haven/Tile Wood Complex. TPO(s) on site. Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent. Within Central Corridor Locally Important Strategic Green Belt Area. Surface water hotspot. Site is within a Critical Drainage Area (=>50% of site) Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area. Beyond 800m walking distance of train station. Poor bus access. Convenience shopping outlets and PO within 800m walking distance. Within 400m of primary school.</p>
GB20 (40451, 40046, 40370 and 40371 = composite 40544)	Land to east of St Michael's Road	Daws Heath	St Michael's	<p>Key conclusions for GB20 cluster. Within 200m of SSSI. LoWS within 100m of the site - Pound Wood. Ancient woodland on site. Priority Habitats on site: Deciduous woodland. Waterbody on site Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. DAC Planning's 2025 Green Belt Assessment: Recommended part of sub-area for further consideration. Agricultural land classification grade 3. Site is less than 100m from a Scheduled Monument. Site is in the Archaeological consultation zone (more than 50%). Remote from services. Marginal overlap with adjacent open space Beyond 800m walking distance of train station. Poor/Very Poor Bus Access. Beyond 800m walking distance from primary school. Low/Very low accessibility zone.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB21 (Site IDs 40354, 40171 and 40083 = composite 40557)	Hilltop Farm, Hilltop Avenue	Benfleet	Thundersley South	<p>Key conclusions for GB21 cluster.</p> <p>Ancient woodland on site. Priority habitats on site: Deciduous Woodland, Traditional Orchard.</p> <p>Local Wildlife Site (Jervis Wood Lane) marginally on site, and others within 100m (Thundersley Glen, Badger Hall Wood, Shipwrights Meadow and Shipwrights Wood). SSSI within 500m.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Agricultural land classification grade 3.</p> <p>Fair Bus Access. Remote from services. Low/Very low accessibility zone. Beyond 800m walking distance from primary school.</p> <p>Submitted includes a potential community use facility - Commercial Leisure and Outdoor Sport.</p>
GB22(Site Ids 40086 and 40087 = composite 40558)	Land adjacent 230 Vicarage Hill and land to rear, Vicarage Hill and Essex Way	Thundersley	Thundersley South	<p>Key conclusions for GB22 cluster.</p> <p>Priority Habitat On site: Traditional Orchard, Within 100m: Deciduous woodland.</p> <p>Local Wildlife Site within 100m of the site - Reeds Hill Pasture.</p> <p>PH On site: Traditional Orchard, Within 100m: Deciduous woodland.</p> <p>SSSI within 500m.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Agricultural land classification grade 3.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Beyond 800m walking distance of train station.</p> <p>Fair/poor bus access</p> <p>Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area.</p> <p>Poor access to health services. Beyond 800m walking distance from primary school.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB23(Site Ids 40090 and 40029 = composite GB23)	Land to rear of 329 Benfleet Road	Thundersley	Thundersley South	<p>Key conclusions for GB23 cluster (I and ii)</p> <p>Priority habitat on site: Deciduous woodland. Within 100m: Traditional Orchard.</p> <p>Local Wildlife Site within 100m of the site - Wall Wood</p> <p>Site is within a 200m of a SSSI.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Agricultural land classification grade 3.</p> <p>Within 100m of listed building - potential setting issues. Within Archaeological Consultation Zone and Historic Landscape Area.</p> <p>Fair Bus Access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.</p>
GB24(Site Ids 39955 and 40078 = composite 40560)	231 Benfleet Road	Thundersley	Thundersley South	<p>Key conclusions for GB23 cluster (I and ii)</p> <p>SSSI overlaps and encircles southern boundary.</p> <p>Ancient woodland on site</p> <p>Local Wildlife Site on site - Nine Acre Wood</p> <p>Priority habitats on site: Lowland meadows, Deciduous woodland.</p> <p>Waterbody on site.</p> <p>TPO(s) on site. Possible impacts upon Essex historic landscape area. Agricultural land classification grade 3.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Strong' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Less than 100m from a listed building.</p> <p>Less than 500m from a scheduled monument.</p> <p>Fair/poor bus access. Moderate accessibility zone. More than 800m from either a town centre, or a designated employment area. Poor access to health services. Beyond 800m walking distance from primary school.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB25 (Site Id 40387 = composite 40550)	Land to rear of Beaucroft and Sunray, Bassenthwaite Road	Benfleet	Thundersley North	<p>Priority habitat on site: Deciduous woodland. Tree Protection Orders on site would need to be retained in any layout and appropriate root protection areas respected.</p> <p>Agricultural land classification grade 3.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Site is open space (protected by policy)</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Remote from most services. Beyond 800m walking distance of train station.</p> <p>Fair Bus Access. Moderate accessibility zone. Remote from all health services. Within 800m of primary school.</p>
GB26 (Site ID 40111 = composite 40551)	N/a	Benfleet	Thundersley North	<p>Priority habitat on site: Deciduous woodland.</p> <p>Tree Protection Order on site -would need to be retained in any layout and appropriate root protection areas respected.</p> <p>Agricultural land classification grade 3.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Very poor bus access</p> <p>Moderate accessibility zone. Within 800m of primary school.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB27 (Site ID 40349 = composite 40549)	Land adjacent 298 Church Road	Benfleet	Tarpots	<p>Priority habitat on site: Deciduous woodland.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that meets the GB purposes to a 'Moderate' extent according to DAC.</p> <p>Recommended by 2025 GB consultants for further consideration and classed as Grey Belt by being less than strong for GB purposes A and B). Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Poor bus access. Good accessibility zone. Convenience shop, PO, pub within 800m walking distance. Within 400m of primary school.</p> <p>Remote from all health services.</p> <p>Submission includes outdoor sport</p>
GB28 (Site Id 40397 = composite 40561)	170 Bramble Road	Daws Heath	St Michael's	<p>Green Belt Rural location <25% Contiguous with urban edge. Within the Essex historic landscape area.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.</p> <p>2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent. Not recommended by 2025 GB consultants for further consideration or as Grey Belt. Within Daws Heath Ring Locally Important Strategic Green Belt Area.</p> <p>Agricultural land classification grade 3.</p> <p>Minerals safeguarding area. Less than 500m from a scheduled monument.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Poor Bus Access.</p> <p>Low/Very low accessibility zone. More than 800m from either a town centre, or a designated employment area. Remote from all health services. Beyond 800m walking distance from primary school.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB29 (Site Id 40441 = composite 40547)	Ragwood Riding Centre, Daws Heath Road	Daws Heath	St Michael's	<p>Ancient woodland on site.</p> <p>Local Wildlife Site within 100m of the site - Pound Wood.</p> <p>TPOs on site. Agricultural land classification grade 3.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. Site is within the Essex historic landscape area. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Daws Heath Ring Strategic Green Belt area. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning.</p> <p>Not recommended by GB consultants for further consideration and not classed as Grey Belt.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Fair Bus Access. Low/Very low accessibility zone.</p>
GB30 (Site ID 40362 = composite 40556)	Land off Netherfield	Thundersley	Thundersley South	<p>Local Wildlife Site on site - Badger Hall Wood</p> <p>On site Priority Habitats: Deciduous Woodland, Additional habitats present.</p> <p>Tree Protection Order on site - area and point TPOs. Agricultural land classification grade 3.</p> <p>Mostly Green Belt Rural location. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent and in 2025 a Sub-Area that Green Belt consultants DAC assess as meeting the Green Belt purposes to a 'Moderate' extent and as qualifying as grey belt (since less than strong for GB purposes A and B).</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Site is in the Archaeological consultation zone (more than 50%).</p> <p>Good bus access. Good accessibility zone. Convenience shop within 400m, more remote from other services (PO, Pub). More than 800m from either a town centre, or a designated employment area. Remote from all health services. Beyond 800m walking distance from primary school. Not within 800m walking distance of employment.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB31 (Site ID 40041 =composite 40555)	Glyders Meadow	Benfleet	St Marys	<p>Abuts SSSI. Priority habitats on-site and adjacent. Woodland across much of site. TPOs at boundary within root protection area.</p> <p>Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets two GB purposes to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Moderate' extent according to GB consultants DAC Planning Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Abuts historic natural landscape area. Within archaeological consultation zone. Within 800m of shops and GP surgery. Remote from schools.</p>
GB32 (Site ID 39933 =composite 40562)	Land south of Fleet Roundabout, Roscommon Way	Canvey	Canvey Island Central and Canvey Island Winter Gardens	<p>SSSI - slight overlap.</p> <p>Site is partly in an area defined in the draft LNRS (less than 50% within)</p> <p>Local Wildlife Site on site - Canvey Village Marsh and also within 100m of the site - Northwick Farm and Sea Wall</p> <p>Priority Habitat within 100m: Mudflats. Waterbody on site.</p> <p>Agricultural land classification grade 3.</p> <p>Green Belt Rural location <25% Contiguous with urban edge. Greenfield and Green Belt that strongly/very strongly meets at least one Green Belt purpose. Within Canvey Island Strategic Green Belt area.</p> <p>2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to GB consultants DAC Planning and a smaller area recommended for further consideration and classed as Grey Belt (by being less than strong for GB purposes A and B)</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Site is within 19m of the sea defences</p> <p>Site contains more than 80% Flood zone 2 or a minimum of 10% of Flood Zone 3a / 3b.</p> <p>Surface water hotspot.</p> <p>Poor Bus Access. Low/Very low accessibility zone.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
GB33 (Site ID 40170 = composite 40546)	Land west of Kingsley Lane	Thundersley	Thundersley North	<p>SSSI within 50m LoWS within 100m of the site - Thundersley Great Common Wood. Agricultural land classification grade 3. Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Strong' extent according to Green Belt consultants DAC Planning. Not recommended by GB consultants for further consideration and not classed as Grey Belt. Within Central Corridor Locally Important Strategic Green Belt Area. Fair Bus Access. Low/Very low accessibility zone. Beyond 800m walking distance from primary school. Convenience shopping outlets within 800m. Further than 800m from both PO and pub. Generally remote from most health services</p>
GB34 (Site ID 40470 = composite 40552)	Grandview Stables, Grandview Road	Thundersley	North Thundersley	<p>Priority Habitats on site: Deciduous Woodland. Within 500m of an SSSI. TPO on site Agricultural land classification grade 3. Green Belt Rural location 25-50% Contiguous with urban edge. 2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent. 2025: Within a Green Belt sub-area that meets GB purposes to a 'Moderate' extent according to Green Belt consultants DAC Planning. Recommended by 2025 GB consultants for further consideration stating that "sub-area needs further internal discussion/ agreement". Recommended by DAC consultants to be classed as Grey Belt by being less than strong for GB purposes A and B). Within Central Corridor Strategic Green Belt area. Site is in the Archaeological consultation zone (more than 50%). Fair Bus Access. Low/Very low accessibility zone. Convenience shopping outlets and PO within 800m walking distance. GP and Pharmacy within walking distance. Within 800m of primary school. More remote from other key services.</p>

Castle Point Plan: SA and SEA Environmental Report

Green Belt Analysis Ref.	Site Name	Location	Ward	Key Site Conclusions
N3 (Site ID 40460)	East of Manor Trading Estate, Church Road	Benfleet	North Thundersley	<p>Tree Protection Order/Priority habitat (Deciduous woodland) on site, bisecting the site and extending over half of the area, potentially severely limiting developability. Difficult to develop or mitigate without direct harm and harm to ecological connectivity network. Directly abuts and marginal overlap with Local Wildlife Site (LES),</p> <p>Poorly located for health related facilities and services and beyond 800m walking distance from all.</p> <p>2018: Within a Green Belt parcel meets at least one GB purpose to a 'Very Strong' extent.</p> <p>2025: Sub-Area N3 that meets green belt purposes to a 'Moderate' extent.</p> <p>Within Central Corridor Locally Important Strategic Green Belt Area.</p> <p>Included in IDP scenarios 2 and 3 (Also broadly reflected in Options 2a and 2b to Policy SP3).</p>

5.22 Sites Submitted for Biodiversity Net Gain or Natural Environment Uses

During the 'call-for-sites' process six sites were submitted for biodiversity net gain or natural environment features. They are analyzed in full in Annex A in part A2.21.

None of these six sites were submitted for general standard development, so it is not appropriate to consider them via the standard indicators/criteria.

The analysis Annex A in part A2.21. examines only those criteria that are relevant, and in light of the proposed use. Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 13 are considered relevant and the full analysis of pros and cons for each site are detailed in Annex A part A2.21.

5.23 Potential Mitigations

Mitigations have been identified in assessment of sites and policies, throughout the SA. However, the following table of more generic mitigations is included as a general guide for all development within Castel Point Borough, including windfall development.

Impact	Potential Mitigations
Impacts upon ecological designations, habitats and species	Prevent on-site loss and enhance established habitats. Increase connectivity of habitat networks, enhance, biodiversity net gain, improvements for target species.
Impacts upon International sites	Address via HRA and AA process
On site watercourses:	Integrate into layout, enhance. Depending on extent and location may be difficult to fully mitigate. EA restrict use of culverts. SuDS may help prevent pollution and run-off via source control, treatment and attenuation.
Green Belt –	Difficult to mitigate. Even grey belt/pdl developments may impact upon openness and erode green belt purposes to some extent.

Impact	Potential Mitigations
Landscape:	Difficult to fully mitigate. Careful design may preserve key views and historic landscape features.
Trees/TPOs	Incorporation into sensitive layout/design schemes. Application of appropriate root protection areas
Loss of agricultural land	Difficult to mitigate
Heritage Impacts –	Difficult to fully mitigate. Enhance settings, views, etc. Limit height and carefully manage design of new development
Flood risk:	Application of sequential and exception tests. SuDS. Flood defences.
Climate Change:	Avoid areas of flood risk, avoid loss of trees, appropriate provision of green infrastructure to avoid heat island affect. Orientate developments on a north south access to facilitate passive solar gain and solar panels. Encourage renewable energy and low/zero carbon development. Facilitate viable ecological networks and stepping stone habitats.

Impact	Potential Mitigations
	<p>Encourage local food production and allotments, prevent the loss of good quality agricultural land.</p> <p>Encourage walking and cycling by sustainable design.</p>
<p>Poverty and Social Exclusion:</p>	<p>Provide affordable housing on site ‘pepper-potted’ with wider development schemes. Maximize percentages according to recommendations of Housing Needs Assessment.</p> <p>Provide community local hubs. Preserve key community facilities – community halls, pubs, places of worship, local shops, POs, leisure/recreation facilities, parks, accessible open spaces and children’s play areas upheld by quantity, quality and access standards. Ensure community facilities are provided in accessible locations.</p> <p>Ensure provision of local employment opportunities.</p>
<p>Highways and Transport Access</p>	<p>Improvements and mitigations to sustainable travel are largely established by the Highways Authority via the Local Transport Plan. Improvements may be finance by development via S106 and CIL. These will be guided by the sustainable transport objectives in the plan.</p>

Impact	Potential Mitigations
Health	<p>Provision of health facilities in accessible locations – GPs, dentist, pharmacies. Provision of Indoor sport facilities, leisure centres and gyms. Provision standards for open space and recreation by quantity, access and quality.</p> <p>Provision of locally accessible greenspace.</p> <p>Monitoring of air quality.</p> <p>Walkable neighbourhood and access to key facilities by walking/cycling.</p>
Contamination: -	<p>Remediation of polluted land to remove or neutralize hazardous substances, making it safe for its intended use.</p>
Noise and Air Quality	<p>Undertake Noise Impact Assessments designed to reduce levels of noise occupiers experience. Avoid locating development in areas of high risk of noise pollution, if possible, i.e. adjacent to highways.</p> <p>Monitoring and potential identification of Air Quality Management Areas (AQMAs).</p> <p>Landscaping, urban design and green infrastructure.</p>

6. Conclusions and Whole Plan Effects (Including Cumulative, Synergistic, Temporal and Transboundary Effects)

6.1 Introduction

6.1.1 Statutory Requirement to consider Cumulative, Synergistic, Temporal and Transboundary Effects

The Environmental Assessment of Plans and Programmes Regulations 2004 require consideration of the likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as:

(a) biodiversity;

(b) population;

(c) human health;

(d) fauna;

(e) flora;

(f) soil;

(g) water;

(h) air;

(i) climatic factors;

(j) material assets;

(k) cultural heritage, including architectural and archaeological heritage;

(l) landscape; and

(m) the inter-relationship between the issues referred to in subparagraphs (a) to (l).

6.1.2 Structure of this Section

This section sums up the effects organised by the twenty Sustainability Appraisal objectives.

6.1.3 Conclusions by Plan Section

As an alternative to consideration of the option site by SA objective, Appendix 1 sets out the summary of the SA assessments alternatively organised by Local Plan chapter.

This is for comparative purposes into the effect from a different perspective.

6.1.4 Background to Temporal Effects

The effects of the Plan (as assessed) may be magnified by plan-led growth, or other projects in the wider area. Discussion as to the possibility and likelihood of effects in this regard is included within this Section.

This section explores temporal effects as well as the holistic impacts of the Plan's allocations together across the Borough as a whole. Additionally, this sub-section considers effects in neighbouring areas where evidence exists

6.1.5 Background to Cumulative and Synergistic Effects

Many environmental problems arise gradually from the accumulation of multiple small and often indirect effects, rather than a few large and obvious ones. Examples include loss of tranquillity, changes in the landscape (including settlement coalescence), loss of habitats, and climate change. These effects are very hard to deal with on a project-by-project, or site-by-site basis. It is at the SEA/SA level that they are most effectively identified enabling them to be addressed through the wider plan process.

Cumulative effects may arise where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. In Castle Point, synergistic effects are becoming apparent in the fields of green belt and landscape character, whereby progressively more fragmentation synergistically undermines the integrity and openness of the remaining areas to the extent that they may cease to function and the designation

is at risk of becoming effectively meaningless and obsolete.

The terms cumulative and synergistic are not mutually exclusive and can sometimes be used interchangeably. Often the term cumulative effects is taken to include secondary and synergistic effects

6.1.6 Transboundary Effects

Transboundary in this context is considered as beyond the boundary of the Plan area which is subject to SEA/SA, i.e. beyond the boundary of Castle Point Borough Council. That may include effects on neighbouring areas of South Essex, nationally or even internationally.

6.2 Objective 1: To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough

6.2.1 Summary of Plan Policy Assessments for Objective 1

Objective 1: To conserve and enhance biodiversity (habitats, species and ecosystems) and geodiversity within the Borough

Policies

SP1	SP2	SP3	SP4																			
++	+	+/-	+																			
C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4										
-/+	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	+/?	++	-/?	0										
B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2										
+	+	+	0	+	+	0	+/?	0	-/?	++	++	0/+										
HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5								
0	0	0	-/?	-/?	-/?	-/?	0	0	-/?	-/?	0	-	0	0								
D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6						
0	0	0	+	0	0	0	0	0	+/?	-/?	++	-/?	+	+/?	++	0						
INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	+/?	0	0	-/?	-/?	-/?	0	0	0	0	0	-/?	-/?	+	0	0	+/?	0	0	-/?

6.2.2 Whole Plan Effects for Objective 1

The Plan results in a mix of positive and negative effects for objective 1.

The role of Local Plans and planning decisions in identifying and encouraging opportunities for measurable net gains in biodiversity in and around developments is set out in the NPPF. The plan establishes a local biodiversity net gain target that exceeds the national minimum.

In addition, the plan supports the achievement of the government's emerging Local Nature Recovery Strategy in Policy ENV3.

Policy ENV1 helpfully protects ecological features and ENV4 seeks to protect and enhance the Local Wildlife Sites. Policy ENV5 introduces three discrete and positive on-site measures to benefit the three species of priority or threatened species classes that are specifically identified in the NPPF (para 187).

However, several site allocations abut SSSI or Local Wildlife Sites or have Priority Habitats on site. Introducing residential development is a negative risk to these specific habitats and the species they contain. This can come from a variety of causes including noise, light disturbance, anti-social behaviour, recreational disturbance and pet-predation. An evolving draft of the SA identified one site (TC3) as overlapping the SSSI in an which has led to plan amendments.

Improved access or flood defence works is another potential risk to biodiversity (e.g. policies ENV2, C5, T2) particularly in areas of pre-existing high ecological value. Other plan negative risks stem from sites being screened in for further site level assessment or requiring mitigation to avoid likely significant effects.

Impacts on Biodiversity are highlighted as uncertain to negative at this stage on some sites (pending continuing monitoring) primarily due to the Plan area's location in regard to Habitats Sites and the need for project-level HRA (at the development management stage) for many of the Plan's proposals. This indicates that negative effects cannot be ruled out at this stage, and that mitigation may be required to make proposals suitable and acceptable in planning terms.

The Appropriate Assessment (AA) considers the potential loss of parts of Habitat Sites through the flooding of Hadleigh Marshes in order to provide other compensatory habitat as proposed by the Thames 2100 Plan, or on a small scale through the enhancement of the seawalls. The Thames Estuary 2100 Plan has already considered these potential losses of habitat and recognises that compensation needs to be provided. This strategic project will require joint transboundary working by public bodies to ensure the requirements of Habitats Regulations are met.

It should be noted however that the 2025 HRA/AA concludes that the Plan as a whole is not predicted to have any adverse effect on integrity (AEOI) on any Habitats Sites, either alone or in combination with other

plans and projects. Nonetheless, a number of individual policies have been screened in for further assessment. Project-level HRAs will provide a means of checking for any further risks unforeseen at the Plan level, and for developing project-specific mitigation measures in greater detail and requirements for these are included throughout the Plan where relevant. This is a result of the iterative nature of the plan-making and HRA/AA processes.

In addition, sites election has been rigorously informed by a detailed understanding of ecological assets. Policy requirements also exist that all such developments provide a net gain in biodiversity and improvements to the Green and Blue Infrastructure network.

6.2.3 Cumulative and Synergistic Effects for Objective 1

Site disturbance impacts to LWS, SSSI, priority habitats and species as a result of residential development can be progressively normalized and more problematic over the long-term, and cumulative from progressive and gradual urbanisation and piecemeal development.

The Castle Point Green and Blue Infrastructure Update 2025 identified key Corridors and habitat Networks. It notes that the value of Castle Point's designated sites is significantly enhanced when they are viewed not as isolated patches but as part of a wider ecological network. The ability of species to move, forage, reproduce, and adapt across the

landscape depends on the availability of connected, semi-natural spaces and habitat corridors. This is especially critical in a borough characterised by urban intensification, flood risk, and climate pressure. It notes that despite these assets, Castle Point's ecological connectivity remains highly constrained by its compact geography, infrastructure, and development pressures.

Cumulative negative 'in-combination' and trans-boundary effects may stem from the potential level of growth in the Plan area and growth across Essex as a whole.

The emerging Essex Local Nature Recovery Strategy identifies Castle Point as a focus area for corridor restoration and urban ecological permeability.

The likelihood of negative recreational effects on Habitats Sites (Natura 2000 sites) along the Essex Coast has stimulated the need for a Recreational Avoidance Mitigation Strategy (RAMS) and SPD, which has been adopted by Castle Point Borough Council. The SPD sets out the mechanism for development contributions that are pooled across the County to fund appropriate strategic mitigation in relation to the residual recreation impacts of growth on habitats for nesting and feeding birds along the Essex Coast.

6.2.5 Transboundary Effects for Objective 1

The cumulative planned growth of all Essex authorities (as identified in

adopted / emerging Local Plans) has identified a likely significant effect on Habitats Sites on the Essex Coast. An increase in housing, and subsequent population, has been predicted to increase recreational pressure and disturbance on Habitats Sites through an increase in visitors. This is a result of plan-led growth and the scale of expected population increase that is expected to occur through most of the County. Each LPA in Essex has undertaken HRA / AA work at the Local Plan level that identify these 'in-combination' effects. As such, cumulative negative 'in-combination' and trans-boundary effects have been highlighted related to the level of growth in the Plan area. The likelihood of negative recreational effects on Habitats Sites (Natura 2000 sites) along the Essex Coast has stimulated the need for a Recreational Avoidance Mitigation Strategy (RAMS), work for which has finalised and adopted.

The strategy identifies where recreational disturbance is happening and the main recreational uses causing the disturbance. New residential development that is likely to affect the integrity of the European Sites will be required to contribute towards the implementation of the mitigation.

Further, the RAMS work undertaken has additionally led to the development of a Supplementary Planning Document (SPD) that addresses the mechanism for development contributions that would be pooled across the County to fund appropriate strategic mitigation. This SPD has been adopted by the Council and Policy related to the requirement and the mechanism of the SPD is included within the Plan.

It should be noted however that the HRA/AA concludes that with mitigation the Castle Point Plan is not predicted to have any Adverse Effect On site Integrity on any Habitats sites, either alone or in combination with other plans and projects. This is subject to project level HRAs, mitigation being embedded into policies, use of the Essex Coast RAMs and ongoing monitoring and collaboration. The HRA specifies that since it is not possible to rule out adverse effects on the integrity of many Habitats sites without mitigation due simply to the high-level nature of the Local Plan policies, 'down-the-line' assessment becomes essential.

6.2.4 Temporal Effects for Objective 1

Damaging effects on habitats and associated species and ecosystems can be long-term or permanent. Habitats can take decades to establish and are not often readily re-located without harm. This underlines the principles of the mitigation hierarchy where the first principle is to avoid impacts, then minimize.

The quality and richness of biodiversity habitats is often a product of their long-term temporal nature. For example, ancient woodlands take at least 500 years to establish and their comparative ecological richness is a consequence of their longevity.

6.3 Objective 2: To conserve and enhance water quality and resources.

6.3.1 Summary of Plan Policy Assessments for Objective 2

Objective 2: To conserve and enhance water quality and resources, and ensure sustainable reuse of water

Policies

SP1	SP2	SP3	SP4																			
+	0/+	?	0																			
C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4										
?	?	?	?	?	?	++/?	?	?	?	+	?	0										
B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2										
?	?	?	?	0	0	?	++/?	0	?	0/+	0/+	0										
HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5								
0	0	0	?	?	0	?	?	0	?	?	0	--	0	0								
D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6						
0/+	0	0	+	0	0	0	0	0	+/?	?	0	?	+/?	0	0	0						
INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
?	0	0	?	0	?	?	?	?	?	0	0	0	0	?	?	+/?	0	0	+/?	+	0	++/?

6.3.2 Whole Plan Effects for Objective 2

The Environment Agency (EA) has declared Essex as a Seriously Water Stressed Area.

The key plan policy in addressing this is SD9 which introduces key measures that will have significantly positive effects, including:

- All new residential developments will be required to achieve a water efficiency standard of 90 litres per person per day
- All non-residential development should achieve full credits for Wat 01 of BREEAM.
- All new developments should incorporate rainwater harvesting and grey water technologies for non-potable water uses on site to minimise overall water consumption and maximise its reuse. This should be integrated with the sustainable drainage provision on site, as required by policy SD3.

There are a number of policies which provide embedded mitigation for Water Quality. In particular, these include ENV3: Securing Nature Recovery and Biodiversity Net Gain, SD3: Sustainable Urban Drainage Systems (SUDS), SD6: Pollution Control, SD9: Water Supply and Waste Water

Other plan policies also have significant positive effects, albeit on a more

localized scale, including C7 Canvey Lake with its commitments to improve water quality, and B9 South Benfleet Playing Fields which proposes 'New areas for water storage that will enhance the role of the area as a reservoir, and reduce the flood risk to those living on the periphery of the open space'.

The HRA notes that for water quality, the key issues (attributes) for Benfleet and Southend Marshes SPA² supporting habitat are listed as contaminants, dissolved oxygen, nutrients and turbidity. The Local Plan proposes an increase in housing numbers, and this may have a knock-on effect on the infrastructure to support them which, in turn may affect habitats and qualifying species, for example from increased surface water flooding and sewage systems. The HRA has screened in several Canvey policies in particular (as well as some other plan policies ENV2, INFRA4, T2, SD2) in as having potential for likely significant effects (LSE) alone or in combination. The HRA stipulates that mitigation is necessary to avoid adverse effect on integrity (AEOI) from impact pathways including 'Water quality'. Therefore, there is a clear potential risk for adverse effects, on water quality. Although the HRA concludes that the Plan as a whole is not predicted to have any adverse effect on integrity (AEOI) on any Habitats Sites, either alone or in combination with other plans and projects, this is nonetheless

Subject to mitigation and further project level HRA. The HRA identified

² The Designated Sites Supplementary Advice for Benfleet and Southend Marshes SPA can be viewed at: [Designated Sites View](#)

potential adverse impacts upon water quality of habitats sites from a number of policies which have been screened in for further assessment.

Some policies (e.g. HOU5, E1) have highlighted a risk of negative effects from the presence of water-bodies on site or nearby, noting that the integrity of these watercourses will need protecting in any layout, including via implementation of SuDS to control run-off.

6.3.3 Cumulative and Synergistic Effects for Objective 2

Since the whole of Essex is classed as a Seriously Water Stressed Area, the levels of development and the water standards applied clearly have a cumulative and synergistic effect on the situation.

The Water Strategy for Essex seeks for developments to become water neutral over time and therefore recommends that Local Planning Authorities promote water efficiency in new developments and encourage the use of grey water.

It is important to be note that however ambitious the water standards that are adopted, additional population growth across the country and wider region may offset gains made.

6.3.3 Transboundary Effects for Objective 2

CPBC's Plan policy SD9 should have a positive transboundary impact on a problem that extends well beyond the Borough's borders.

The South Essex Water Cycle Study indicates that the Southend Recycling Centre is operating close to capacity and may experience difficulties in accommodating growth. As a consequence, Anglian Water carried out additional investigation works for this centre. This additional investigation identified that there is sufficient capacity to accommodate growth in Southend, Rochford and Castle Point within this centre. Additionally, all three Local Planning Authorities have included policies within their plans which require the provision of SuDS, reducing surface water flows to this works.

The Thames River Basin Management Plan³ (Environment Agency) shows that the lower Thames Estuary is of a moderate quality in terms of its ecological status and is failing to achieve a good chemical status. The Water Environment (Water Framework Directive) Regulations 2017 aims to secure no further deterioration of waterbodies and to ensure that the status of waterbodies is improved. This applies to the Thames Estuary and to all other main rivers in the Borough.

The adopted South East Inshore Marine Plan (2021) includes a Policy

³ [Thames river basin district river basin management plan: updated 2022 - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/103442/Thames_river_basin_district_river_basin_management_plan_updated_2022.pdf)

SE-CE-1 which outlines that proposals which may have adverse cumulative effects with other existing, authorised or reasonably foreseeable proposals must demonstrate that they will, in order of preference: a) avoid; b) minimise; c) mitigate significant adverse cumulative and/or in-combination effects. The proposals in the Castle Point Local Plan can be considered to fall within this category, including the Plan's allocations and infrastructure requirements. No conflicts between any of the Local Plan's content and the requirements of Policy SE-CE-1 are highlighted at this stage (verified by the findings of the HRA/AA determining no in-combination effects arising with other plans and programmes), yet a procedural requirement remains for any project-level HRA/AAs to assess such impacts that may be forthcoming from the Plan's allocations. The inclusion of numerous such policy requirements for project-level HRA to be undertaken of housing and infrastructure projects in the Local Plan strengthens the Plan's compatibility with the emerging South East Inshore Management Plan and its Policy SE-CE-1.

6.3.4 Temporal Effects for Objective 2

The quantity and quality of our water is a major issue now and long-term for future generations. Agriculture, growth, energy, food, and environment in this region will be affected by water insecurity. Uncertain or unreliable supply would be a significant negative effects on wellbeing, planning for economic growth and on biodiversity.

6.4 Objective 3: To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes

6.4.1 Summary of Plan Policy Assessments for Objective 3

Objective 3: To conserve and enhance the quality and local distinctiveness of the Borough's landscape character and townscapes

Policies

SP1	SP2	SP3	SP4
+/?	-	0	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+/?	++/?	-/?	---/?	-/?	-/?	+	0	-/?	+/?	+	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+/?	+/?	?	+/-	+/-	?	+	+	++	?	++	++	++

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	-	0	0	-/?	0/+	0	0	0/+	+/?	+	-	0/+	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
+	?	+/?	++	0/+	+	+	++/?	0/+	+	?	++	?	0/+	0	0	+

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	+/?	0	0

6.4.2 Whole Plan Effects for Objective 3

Plan policies are informed by an understanding of the varying topography across the Borough which contributes significantly to the landscape. Positive policies ENV1 and D4 recognise this and seek to preserve landscape quality,

Canvey Island is very flat and covered by a series of watercourses and flood defence bunds. This increases the prominence of taller buildings, as well as the vulnerability of the landscape settings to harm from development. Several Canvey sites (and TC3 which covers Canvey Retail Park) show potential risk of negative impacts for these reasons.

Benfleet, Hadleigh and Thundersley are located on an escarpment which has several locally prominent ridge lines. Development on these ridge lines will impact the visual amenity of the landscape. Policies which promote greenspace connectivity around these areas, prevent coalescence and preserve the landscape integrity (Thun4, DH1, DH2) are significant positives for objective 3.

To the west and centre of the Borough, where the land beyond the urban area is largely open and undeveloped, new development proposals would be likely to have a more significant visual impact on the character of the landscape.

The Thames Gateway Historic Environment Characterisation Study

2007 report identified the natural and semi-natural environment that contributes towards historic landscape character in the Borough. These include hedgerows, trees, tree lines and areas of woodland. The nature of how these features interact to form field boundaries is significant in some parts of the landscape. They have been factored in within the Plan evidence base when considering site selection.

The Plan's emphasis on increasing densities in urban centres may have a significant impact on townscapes and alter established character quite significantly. This has resulted in some negative effects being identified (SP2, Hou3), although some of the Design policies should mitigate potential damaging effects and therefore are more positive.

6.4.3 Cumulative, Synergistic and Temporal Effects for Objective 3

Similarly to effect on biodiversity, negative impacts of development can be progressively normalized and more problematic over the long-term, and cumulative from progressive and gradual urbanisation and piecemeal development. The plan strategy of an urban centre first approach seeks to avoid this sort of long term cumulative effect.

6.4.3 Transboundary Effects for Objective 3

Green infrastructure is a key tool to deliver climate resilience on a

transboundary level.

At the trans-local authority level in Essex, information informing the Plan and this SA regarding Green and Blue Infrastructure is included within the South Essex Green and Blue Infrastructure Strategy (2021). This strategy states that Castle Point's emerging Local Plan seeks to progress ambitions of the Thames Gateway South Essex Green Grid Strategy by focusing on the amenity and biodiversity benefits of Green Infrastructure I and its potential to reduce pollution. It proposes working in partnerships to extend the GI network through multi-functional projects that encourage management and enhancement of existing habitats, and the creation of new ones. It aims to provide links for wildlife, and people to the Greater Thames Marshes Nature Improvement Area, supporting species migration. GI will provide shading during higher temperatures as a climate change mitigation measure.

The Plan responds positively to this strategy's 'key moves', notably through policies in the Biodiversity and Landscape chapter. Protecting and enhancing Castle Points landscape and green infrastructure network will have cumulative transboundary benefits by maintaining the integrity of the South Essex green infrastructure and landscape network.

6.5 Objective 4 To conserve and enhance soil and mineral resources.

6.5.1 Summary of Plan Policy Assessments for Objective 4

Objective 4: To protect, conserve and enhance land, soils and mineral resources, minimise the loss of agricultural land, whilst reducing land contamination.

Policies

SP1	SP2	SP3	SP4
+/?	+/?	0	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	0	?	?	?	+	0	0	?	+	0/+	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+	+	0	?	+	?	0	0	+	++	++	0/+

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0	0/+	0	0	0	0	0	-	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	+	0	+	0	0	0	0	0	+	?	+	0	0	0	0	++

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0/+	0	0	+	++	0	0

6.5.2 Whole Plan Effects for Objective 4

Castle Point contains significant areas of Grade 3 Agricultural Land which is defined as good to moderate quality, which coincides with some allocation sites and has resulted in negative impacts being highlighted. However, implementation of Policy EN6, which requires consideration of agricultural land of a sequential test type basis, will help limit further harm.

There are areas at risk of contamination in the Borough, but of the site allocations, only C4 and B8 appear to be affected, and employment is a preferable to residential in these circumstances. Policy SD7 serves to mitigate against potential harms from contamination

Several allocations are upon Mineral Safeguarding Land, though considering this is across Hadleigh town centre there is no realistic prospect of extraction so it is not appropriate to identify negative impacts in these circumstances.

6.5.3 Cumulative, Synergistic and Temporal Effects for Objective 4

The loss of agricultural land or minerals safeguarding is not usually significant at individual site level. However, there are synergistic and cumulative consequences for the erosion of these resources that

extend to wider sustainability issues and self-sufficiency.

Following WW2 and against the backdrop of a re-expanding population when international political and trade relations were being redrawn, the UK sought to increase self-sufficiency of food production to avoid the supply problems experienced during the war.

In 2019, the Climate Change Committee (CCC) said climate change would make it harder for the government to ensure the resilience of the UK's food supply. In 2022 the Intergovernmental Panel on Climate Change 'Climate Change 2022: Impacts, Adaptation and Vulnerability' argued some natural and human systems had already been pushed beyond their ability to adapt to these changes, causing irreversible damage to food security. The IPCC said increases to global warming of between 1.5°C and 2°C would put further pressure on food production and access. It also said the risk to food security would increase in areas worst affected and least able to adapt.

The issue is a long-term one with the potential to come to the forefront during times of national or international crisis.

Agricultural land is only loosely associated with farming in the Borough. The costs associated with yields have reduced the amount of arable farms in the Borough. Limited cropping occurs in the east of the Borough, most goes unused or is used for grazing. Nonetheless, given that the purpose of preservation is long-term food security, the benefits of preserving grade 3 agricultural land apply regardless.

6.5.4 Transboundary Effects for Objective 4

Provisional Agricultural land quality is identified at national level, irrespective of local authority boundaries. Food security is generally considered at a national level so is primarily a transboundary matter in terms of the Plan. Agricultural land protection has a transboundary benefit for long-term food security.

Minerals safeguarding is made at County level by the Minerals and Waste Planning Authority, so similarly it is a matter considered at a transboundary level to CPBC.

6.6 Objective 5 To contribute to the sustainable use of land.

6.6.1 Summary of Plan Policy Assessments for Objective 5

Objective 5: To contribute to the sustainable use of land.

Policies

SP1	SP2	SP3	SP4
++	+	0	+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	0	0	+	?	0	0	0	+	+	+	+	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+	+	0	+	+	+	0	0/+	+	++	++	+

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	+	0	0	0	+	0/+	0	0	0	+	+	-	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
+	+	+/?	0	0	0	0	0	0	++	?	+	?	0	0	0	+

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0/+	0	0

6.6.2 Whole Plan Effects for Objective 5

The NPPF set out that *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'* (Para 142).

The sustainable use of land is ensured through an approach to land allocations that seeks significantly higher densities in centres than in suburban areas. Further, the Plan's design policies, alongside designed approaches for the allocations (including the requirement for development briefs and master planning) will help to ensure high-quality mixed-use development to enhance and revive the Borough's centres.

Policy SP1 is a key significant positive for objective 5 that protects greenspaces and helps prioritise the development of previously developed land and/or makes use of existing buildings, services and infrastructure. Many individual site and design policies also have positive effects.

6.6.3 Cumulative, Synergistic and Temporal Effects for Objective 5

Across the Housing Market Area (HMA), there is substantial pressure for growth across the Thames Gateway South Essex. Except for

Southend (where there is limited Green Belt). Protecting Castle Point's green belt will have long term benefits for ensuring the integrity of the current pattern of settlements and preventing long term urban sprawl and coalescence.

6.6.4 Transboundary Effects for Objective 5

Castle Point's green belt extends beyond the Borough boundary into the neighbouring local authorities of Basildon, Rochford, Southend and Thurrock. There is substantial pressure for green belt development across South Essex, albeit to a much more limited extent in Southend (where there is limited Green Belt).

The political construct of administrative boundaries are clearly not a factor that influences the perception of green belt openness on the ground, and change within one South Essex administrative area clearly has considerable potential for transboundary effects across the first four green belt purposes.

An area that appears potentially particularly vulnerable to transboundary effects is the green belt interfaces at the boundary with Basildon, where the neighbouring authority is actively considering green belt releases.

6.7 Objective 6 To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.

6.7.1 Summary of Plan Policy Assessments for Objective 6

Objectives 6: To maintain and enhance the borough’s cultural heritage assets and areas, assets of historical and archaeological importance and their settings.

Policies

SP1	SP2	SP3	SP4
0	?	?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	+/?	0	?	0	0	0/+	0	+	?	++	+	?

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
?	+	+	+/-	+	+	+	+	+	?	+	+	0/+

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	?	0	0	0	0	+	0	0	?	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	?	0	0	0/+	0	0	+/?	++	+	?	+	+/?	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.7.2 Whole Plan Effects for Objective 6

A heritage asset is a building, monument, site, place, area identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include listed buildings, conservation areas, scheduled ancient monuments and archaeological consultation zones, which have all been checked against the evaluation reasonable site options.

Heritage records indicate that settlements have existed in the area since Roman times. The extension of the railways in the later 1800s into South Essex from London resulted in growth. However, much of what can be seen today has occurred since the late 1940s.

Despite most of the Borough's development being relatively modern, Castle Point Borough still has a number of heritage assets. Whilst heritage assets are distributed throughout the Borough, there is a large concentration of listed buildings within the South Benfleet Conservation Area which benefits from a Conservation Area Management Plan. Florence Gardens in Hadleigh has also been designated as a conservation area, taking into account the design, layout, and uniformity of cottages in the area.

There are also significant areas of Castle Point that are undeveloped,

and the information on the Essex Historic Environment Record shows the potential for large parts of this undeveloped area of Castle Point to contain previously unidentified heritage assets.

Objective 11 of the Plan is 'Protect and enhance key heritage and cultural assets' and the subject is principally dealt with through plan policy D9. In addition, individual site allocations have been written mindful of local assets, notably Hadleigh Castle.

This Plan takes an urban-first approach to meeting development needs. Optimising densities whilst responding to the existing character and heritage may present challenges and risks of negative effects, which has been borne out in the SA assessments of policies SP2, SP3.

Some site allocations have been assessed as having potential negative impacts on Scheduled Monuments or Listed Buildings and their settings, without mitigation being embedded into Plan policies. However, the majority of allocated sites have no significant heritage impacts.

6.7.3 Cumulative, Synergistic and Transboundary Effects for Objective 6

The Borough's two Conservation Areas are set within urban settings. Florence Gardens Conservation Area in Hadleigh may potentially be

impacted. Cumulative and synergistic impacts from higher level development in the nearby Hadleigh Town Centre may lead to progressively worse visual impacts. South Benfleet Conservation Area overlaps with the Town Centre, but there is not a cluster of development likely to occur in this location. The area is covered by Policy B4 promoting the South Benfleet Leisure Quarter from which there may be positive or negative impacts, depending upon individual developments. However, adherence to The South Benfleet Conservation Area Management Plan and Design Code should help ensure positive outcomes.

Castle Point's heritage is intertwined with the wider heritage of Essex and the Thames Estuary. Essex County Council's Essex Historic Environment Record (EHER) database holds records for other significant archaeological finds across Essex, including in Castle Point. The records indicate finds dating back to the Palaeolithic, Mesolithic and Neolithic eras, as well as from Anglo Saxons, Romans, and Vikings. More recent finds relate to Medieval times and World War Two structures.

6.7.4 Temporal Effects for Objective 6

Clearly the value of the heritage assets lies in their links to the past, which underlines the importance of their preservation in the present and for the long-term future.

6.8 Objective 7 To reduce contributions to climatic change by adapting and responding to the implications of a changing climate

6.8.1 Summary of Plan Policy Assessments for Objective 7

Objective 7: To reduce contributions to climatic

Policies			
SP1	SP2	SP3	SP4
+/?	+/?	0/-?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
?	0	0	+	?	++/?	+	0	0	+/?	+	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
/?	+/?	-	0	0/+	0	+	++	0	0	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	?	0	0	0	0	0	0	0	-	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
+	+	0	+	0	0	0	0	0	+	?	0	++/?	+	0	+	+

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	+	+	+	0	0	0	++

6.8.2 Whole Plan Effects for Objective 7

The plan contains a number of positive measures and policies in respect of SA objective 7.

Climate change is also a risk to the local assemblage of biodiversity and habitats. Rising sea levels will see freshwater habitats become more saline, and will see new species accustomed to warmer climates invade the area. This poses a risk to native species.

The Plan's site policies seek to ensure the collective delivery of multi-functional Green and Blue Infrastructure and flood risk management which seeks to minimise the effects of development. At the micro scale, policy ensures that some of the negative effects an increase in population will bring will be mitigated and ensures that effects are not significant. Environmental policies of the plan are generally a positive for objective 7. Green and blue infrastructure has a critical role to play in managing climate change by providing space for water, providing shading, ecosystem resilience and acting as a sink for carbon.

Policy D4 'landscaping' promotes measures that contribute towards tackling climate change.

Policies SD4 and SD5 deal with Net Zero Carbon Development (in operation) and Net Zero Carbon Development (Embodied Carbon) respectively.

Castle Point is in an area which is the driest and warmest part of the Country. This means that water supply levels are stressed and that the area is vulnerable to extreme heat during the summer months. In 2022, this resulted in local wildfires across Castle Point and elsewhere across the county and nationally. Policy SD9 on Water Supply is therefore a significant positive,

Flood risk, poor water supply levels and extreme heat can all impact on health, especially in vulnerable populations. Due to the ageing population of Castle Point vulnerability levels locally are high and this is reflected in excess deaths during periods of extreme heat.

Any increase in housing growth is likely to have a subsequent negative effect through increased emissions, both from buildings and vehicle use, and therefore contributions to climatic change (Policy SP3). This may at least partially be offset by the mitigation measures in the plan.

The Plan's policies cover a wide range of issues relevant to the Borough. The Plan's policies ensure a locational approach to development with an ultimate goal of resilience, minimising transport and building emissions. Further, ensuring connectivity and active travel modes, as well as supporting infrastructure, is a theme running through the Plan in order to promote modal shift away from private vehicle use.

6.8.3 Cumulative and Synergistic Effects for Objective 7

Synergistic effects can occur as multiple stressors impact both society and ecosystems which can in turn have economic consequences. Rising temperatures may synergistically effect air quality and human health.

There can be positive cumulative effects in regard to Green and Blue Infrastructure provision and enhancement, and its role in tackling climate change – benefitting ecosystems, flood risk management, air cooling and human health.

6.8.3 Transboundary Effects for Objective 7

Measures to address this objective are largely coordinated on a transboundary basis. Long-term effects are a transnational issue.

Work is undertaken jointly across Essex on climate change, and as appropriate has been used to inform this plan.

Castle Point is part of *South Essex Councils (SEC)*. This is a joint working relationship between the authorities of Basildon, Brentwood, Castle Point, Rochford, Southend-on-Sea and Thurrock Councils, and Essex County Council to look at strategic opportunities across South Essex. It has workstreams related to Economic Development, Infrastructure, Housing, Transport, Climate Change and the Environment.

Work arising from SEC, most notably the South Essex Green and Blue

Infrastructure Strategy, has informed this Plan.

In Essex, the target for all planning permissions for new buildings to be net zero carbon by 2025 and carbon positive by 2030 was recommended by the Essex Climate Action Commission (ECAC) in July 2024. The ECAC recommendations are relevant to all Local Planning Authorities in Essex.

Evidence commissioned by the ECAC demonstrates that building to the net zero carbon (in operation) standard set out in Policy SD5 is technically feasible, financially viable and legally justified.

Separately, the Essex Embodied Carbon Embodied Policy Study provides the evidence for setting targets for reduced embodied carbon requirements in new development.

The outcomes of this work have fed into the [Planning Policy Position for Net Zero Carbon Homes and Buildings in Greater Essex](#) document. The viability assessment for this Plan has confirmed that the requirements of policies SD4 and SD5 are generally financially viable in Castle Point.

The Essex Sector Development Strategy identifies key growth sectors across Essex over the next 30 years. Within Castle Point the key growth sector is construction, covering the wide range of trades people who live in the Borough. A key challenge and opportunity for this sector is climate change and net zero. Trades people who adapt to new, green

technologies in the construction sector will thrive and grow through both new build and retrofit opportunities.

6.8.4 Temporal Effects for Objective 7

Effects on objective 7 are long term and primarily focus on adaptation and .avoiding harm.

In the short term, policies may actually be a net negative, for example the costs associated with net zero.

6.9 Objective 8 To reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.

6.9.1 Summary of Plan Policy Assessments for Objective 8

Objective 8: To adapt and respond to reduce vulnerability and increase resilience to extreme weather events and flooding which may be caused by climate change.

Policies

SP1	SP2	SP3	SP4
+	+	0/?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
?	?	?	-	++/?	0	++	+/?	-	0	+	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
0	0	0/-	--	0/-	?	?	++	0	+/-	0/+	0/+	0/+

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	--	?	?	0	0	0	0	0	-	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	0	+/?	+	0	0	0	0	0	0/+	?	0	++/?	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	++	0	0	0	0	0	0

6.9.2 Whole Plan Effects for Objective 8

Castle Point is an area which is extremely vulnerable to flood risk. The low-lying nature of Canvey and parts of South Benfleet mean that there is a risk both from tidal sources and also from surface water flooding during extreme rainfall events. These extreme rainfall events are becoming more frequent and climate scientists anticipate that storm rainfall intensity could increase by up to 45% by the latter part of this century. Sea levels are expected to rise by as much as 1m by 2125. There are also areas across the borough at risk from surface water, fluvial and ground water flooding.

The SFRA 2024 undertook modelling of the risk of flooding to Canvey Island. This modelling was based on a failure of the defences and took into account climate change projections. This modelling shows that there is a residual risk of extensive flooding across Canvey in the event of the defences failing. It is this residual risk that needs to be taken into account when preparing development proposals and determining applications.

Canvey sites, situated in flood zone 3, inevitably have some in built risk from coastal flooding probability of flooding from the River Thames. The 2025 SFRA identified that there are also flood defences along this frontage which are generally shown to be in fair condition, providing a significant level of protection. Whilst these defences provide a significant standard of protection, there remains a residual risk of

flooding. Residual risk describes the risks that remain after taking into account flood risk management infrastructure and/or any site specific mitigation measures that have been applied.

The residual risk can be:

- The effects of a flood with a magnitude greater than that for which the defences or management measures have been designed to alleviate (the 'design flood'). This can result in overtopping of flood banks, failure of flood gates to cope with the level of flow or failure of pumping systems to cope with the incoming discharges.
- Failure of the defences or flood risk management measures to perform their intended duty. This could be breach of flood embankments, failure of flood gates to operate in the intended manner or failure of pumping stations.

The likelihood of such residual risk is very small; however, the scale of consequences from rapid inundation and deep water in heavily urbanised areas would be extremely serious.

In terms of fluvial flooding, the SFRA 2024 identifies the Prittle Brook and Benfleet Hall Sewer, as being sources of fluvial flood risk. Fluvial flooding is also possible from the watercourses and dykes that form the drainage system on Canvey Island, due to the flat and low-lying topography of the island and the finite capacity of the culverted

sections of the drainage infrastructure. Some of this network drains to tide via flapped outfalls which only operate at low-tide. If water were to overtop these dykes, the flat topography of the Borough could cause it to disperse over large areas.

There are 25 main rivers, watercourses and many smaller reaches of ordinary watercourses (minor ditches and dykes), most of which are tributaries to main river reaches. Those on Canvey Island have been incorporated into a wider drainage system, elements of which are regulated by various risk management authorities and is reliant predominantly upon gravity whilst being pumped to tide by external pumping stations. The areas of the Benfleet Creek, Prittle Brook and their tributaries and the tributaries of the Rawreth Brook are vulnerable to fluvial flooding, which can contribute to surface water flooding.

Large parts of Castle Point are at significant risk of flooding from surface water and inadequate local drainage infrastructure. The 2025 SFRA recommends that for future development in the Borough to be sustainable, it must be delivered in parallel with improvements to the current infrastructure provision and strategic management of surface water, to ensure that development can be safe for its lifetime and where possible will reduce flood risk overall. New development provides an opportunity to reduce the causes and impacts of flooding associated with surface water and sewer surcharge.

The surface water flood risk across the Borough is driven

predominantly by topography relating to watercourse channels of Benfleet Creek, Prittle Brook and tributaries. Localised flooding is attributed in most cases to the steep westward sloping topography from an area of high elevation running through the mainland part of the Borough, local topographic depressions, insufficient capacity in ordinary watercourse and culverted systems, and obstructions in the flow of surface water.

Canvey island also has surface waterflood risk, largely associated with the localised capacity of the existing surface water sewer network to accommodate high intensity rainfall events or an associated failure of the managed and pumped drainage network during such events or as a result of tide locking of gravity outfalls.

There are also some localized flood risk issues on Benfleet sites.

The South Essex SWMP30 defined a Critical Drainage Area (CDA) as ‘A discrete geographic area (usually a hydrological catchment), within the SWMP Study Area where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event thereby affecting people, property, or local infrastructure’.

As noted in the SFRA, five CDAs have been identified in the Castle Point Borough SWMP. They are: :

- South Benfleet

- North Canvey Island
- Leighbeck
- Reeds Hill Farm
- New Thundersley

Policies SD1, SD2 and SD3 are key in addressing the issue locally.

6.9.3 Cumulative, Synergistic and Transboundary Effects for Objective 8

There is perhaps no better example of an effect that must be managed at a transboundary level than flood risk.

Castle Point works collectively with the Environment Agency, the county Lead Local Flood Authority and local planning authorities across South Essex and the Thames Estuary. Responsibility for managing the flood risk is split between various agencies, as follows.

- Essex County Council Highways is responsible for public highways;
- Anglian water is responsible for public sewers;

- Homeowners/landowners are responsible for private drainage, such as gutters, downpipes and drains that serve one property as well as watercourses within land ownership boundaries;
- Essex County Council as the Lead Local Flood Authority (LLFA) is responsible for groundwater, surface water, ordinary watercourses;
- Castle Point Borough Council is responsible for ordinary watercourses;
- Environment Agency is responsible for the sea and main river watercourses.

Evidence within the 'Joint South Essex Strategic Flood Risk Assessment and 'Castle Point Strategic Flood Risk Assessment' identifies that all of the South Essex Authority areas are at risk of tidal flooding from a combination of estuaries and the North Sea and at risk of fluvial flooding from a number of watercourses flowing through the authority areas. Whilst each of these sources pose a potential risk of flooding to properties within this broad area, formal flood defences do however exist to provide a significant level of protection for much of the property and land uses. The existence of flood defences is commensurate to those areas at most risk, and within the Local Plan area, this covers the vast majority of Canvey Island.

As recognised in Plan policy SD1, sea defences in the Borough as set out in the transboundary Thames Estuary 2100 Plan. The Council have a commitment to continue to work with the Environment Agency on the investment identified in the Thames Estuary 2100 plan to ensure that tidal flood defences are maintained to the highest standard.

The Thames Estuary 2100 Plan seeks to ensure that these defences are maintained and improved in line with climate change predictions and sets out a vision for the future of the estuary to adapt to climate change and prepare for sea level change.

The TE2100 Plan sets out specific actions required for different areas along the estuary which aim to deliver the aspired tidal flood risk management policies. Three of the Plan's policy units fall within Castle Point, the Bowers Marshes, Canvey Island and Hadleigh Marshes policy units. These areas have different requirements that may impact what additional benefits of partners could be achieved there – including the amounts and sources of funding available to deliver the relevant aspirations of the TE2100 Plan.

ECC is the Lead Local Flood Authority (LLFA) and are responsible for surface water flooding. ECC's Interactive Flood and Water Management Map identifies Critical Drainage Areas (CDAs), these are areas, where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event affecting people, property or infrastructure.

Collaborative work between risk management authorities (the Environment Agency, Anglian Water and ECC) has led to a single integrated urban drainage model (IUD) being prepared to enhance the understanding of the drainage network, and associated flood risk on Canvey Island. This has provided a detailed representation of the drainage network on Canvey Island.

A possible transboundary effect lies on risk of impacts on international sites. All developments on Canvey Island will need to avoid any adverse effects on site integrity. A Habitats Regulations Assessment will be required at application stage to demonstrate no adverse effects on site integrity.

Critical Drainage Areas, as defined through Surface Water Management Plans (SWMP) undertaken across the study area, are present in all of the South Essex authority areas.

The Plan successfully addresses trans-boundary flood risk issues via the Sustainable Development section and policies SD1, 2 and 3 through which the effects of Plan development on potential flood risk will be managed and mitigated.

6.9.4 Temporal Effects for Objective 8

Addressing the risks of flood risk is inevitably a consideration for the long-term, although costs may be borne in the short-term.

6.10 Objective 9 To maintain and enhance air quality in the Borough and reduce noise pollution.

6.10.1 Summary of Plan Policy Assessments for Objective 9

Objective 9: To maintain and enhance air quality in the Borough and reduce noise pollution.

Policies

SP1	SP2	SP3	SP4
+	?	0/-?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
?	?	?	?	?	0	0	0	+/-	-	0	?	+

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+/-	+/-	?	0/-	0	?	0	0	-	0/+	0/+	0/+

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	?	?	?	0	0	0	?	0	?	0	+/?

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	?	0	+/?	0	0	0	0	0	0/+	?	0	0	0/+	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	+/-	?	?	?	0	0	0	0	?	0	0	0	0	+/?	0	0	0

6.10.2 Whole Plan Effects for Objective 9

The main source of pollution in the Borough is road traffic emissions from major roads, notably the A13, A127 and A130. Castle Point Borough Council has not declared any Air Quality Management Areas (AQMA).

Castle Point monitor nitrogen dioxide using diffusion tubes at 30 monitoring locations around the district. Annual Status Reports for Castle Point can be found on the Essex Air website along with further information relating to air quality within Castle Point. It should be noted that individually, no diffusion tubes within Castle Point experience exceedances of air quality objectives, as iterated within the Essex Air Reports (2023).

There are no air quality management areas currently in the Borough. For all site allocations, the nearest AQ monitor annual average lower than 30No2.

Therefore, the potential scope for positive improvements is limited, but only because of the relative positive existing situation. Possible future air quality risks in Castle Point largely stem from traffic and congestion on key routes and at key junctions within Castle Point, since congestion on these key routes exists. In the longer term, air quality could potentially become a cumulative issue related to the amount of new growth within strategic transport corridors. However ever advancing clean vehicle technologies and the growth of EV provides some optimism.

The plan focus on green infrastructure may have knock on benefits for air quality, by introducing on-site BNG and urban greening into urban sites. Measures to improve congestion may also help, though tempered by a significantly growing population.

A number of locations along main A roads have been identified as being affected by noise at > 70dba, and have been identified in the SA process. There have also been complaints of aircraft noise from Hadleigh residents.

Policy SD6 Pollution control is a key positive for this objective in addressing both noise and air quality, positive for this objective in addressing both noise and air quality.

Benefits from Policy SP1 are that maintaining green lungs and green infrastructure is beneficial for air quality. Promoting walking and cycling and local leisure opportunities may help reduce road traffic.

6.10.3 Cumulative, Synergistic and Transboundary Effects for Objective 9

Air quality could be a cumulative issue related to the amount of new growth within strategic transport corridors. Development in Southend, Rochford and Basildon in particular will contribute towards congestion, however the Plan's content in regard to improving and increasing the quality of active travel infrastructure provision alongside encouraging and improving public transport can mitigate against the risk.

Additionally, it should however be noted that these Local Planning Authorities, along with Thurrock work together under the auspice of the Thames Gateway South Essex Partnership and have put together a Planning and Transport Strategy for South Essex. This (and the emerging JSP) will allow the cumulative and transboundary effects of growth to be dealt with in a synergistic way.

6.11 Objective 10 To promote and encourage the use of sustainable methods of travel.

6.11.1 Summary of Plan Policy Assessments for Objective 10

Objective 10: To reduce the need to travel and promote and encourage the use of sustainable and active alternative methods of travel to motorised vehicles to reduce road traffic congestion and mitigate air pollution

Policies			
SP1	SP2	SP3	SP4
+	+/?	0/+?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	+/?	+	0/-	?	0	+	0	0	+	0	+/+	+

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+	+	++	+	0	0/-	++	+	0/+	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0	0	+/?	0	0	+	+	-	+	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	++	+/?	0	0	0	0	0	0	0/+	?	0	0	0	0	0	0/+

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0/+	0/+	0	0/+	0/+	0	+	+	++	0/+	0	++	0/+	0	0	0	0	0	0	0	0	0	0

6.11.2 Whole Plan Effects for Objective 10

The balance of Plan effects are overwhelmingly positive for this objective.

The Council is embracing the 'avoid, shift and improve' approach established through the Essex Climate Action Commission through this Plan and will support the local Highway and Transport Authority in moving to an integrated transport approach. This approach aligns with the urban first approach adopted for development through the Plan. In delivering higher density development through the optimisation of land in the existing urban areas, the existing public transport networks should benefit and more people should be able to reach key services as a pedestrian.

The Local Walking and Cycling Infrastructure Plan (LCWIP) for Castle Point identifies opportunities to improve walking and cycling across the area. Further prioritisation will be undertaken to identify a pipeline of schemes that can be subject to future funding bids for their design and delivery, linked to the future demand arising from planned and future growth to help increase the propensity to both walk and cycle across the area. However, on-road opportunities in Castle Point are limited

due to the width of roadways and the level of traffic. The Council will therefore work with the local Highways and Transport Authority to identify additional routes through open spaces and through new developments over the plan period to complement the on-road provision. A countywide LCWIP is also being prepared to develop routes connecting more rural areas to cities and towns across administrative boundaries.

Many journeys in Castle Point will continue to be made by car, especially in the short term before modal shift is achieved. The plan aims to encourage a shift towards alternative fuels and electric vehicles.

There are only very few negative policies: TC3 (since as out of town retail parks) are heavily car dependent, while sites C4 and B8 are marginal negatives as they are not particularly accessible

6.11.3 Cumulative and Synergistic Effects for Objective 10

The Plan supports an integrated transport approach to help with the

delivery of places that are safe and convenient to walk and cycle around, as advocated through the active design principles developed by Sports England and the Essex Design Guide. This approach should result in synergistic benefits, contribute both to the creation of sustainable places and to better health and wellbeing outcomes, both within Castle Point and more widely in Essex.

Locating new development in accessible locations should in turn increase the financial viability of public transports services, allowing service expansion, which in turn encourages patronage, in a positive cycle.

6.11.4 Transboundary Effects for Objective 10

Transport primarily falls within the domain of Essex County Highways Authority who are responsible for the Highways and Public Rights of Way networks, as well as other bodies external to CPBC, including Transport East, the Bus companies, train companies and Network Rail.

Policies to address transport are therefore inherently trans boundary because they are generally addressed and coordinated at a wider than local planning authority level. As plan policy T1 sets out, the Council will work with the local Highways and Transportation Authorities and service providers to secure transport network improvements via a number of collaborative mechanisms and initiatives which policy elaborates upon.

CPBC works across boundaries to explore opportunities for new routes that better connect people with services, jobs and training opportunities. This could involve new cycling connections, new public transport routes and services, new roads or potentially new services utilising the Thames. Work underway at a South Essex level is exploring these opportunities.

The Council is embracing the 'avoid, shift and improve' approach established at a transboundary level through the Essex Climate Action Commission. This Plan and will support the local Highway and Transport Authority in moving to an integrated transport approach.

ECC are implementing the Essex bus strategy and there is a bus service improvement plan for the Borough and neighbouring authorities. The uptake of bus as a mode of travel is low in CPBC. This is possibly because bus services operating within Castle Point are part of the Southend and Basildon bus networks and Castle Point is peripheral to the network. Transboundary effects can of course potentially be detrimental where larger centres beyond the boundary are inherently more targeted by resources. However, there is an opportunity for the Plan to result in increased usage through the urban first approach with

higher density developments in and around town centres and transport hubs to facilitate improvements to bus services (routes and frequency). Additionally, there are areas of employment within Basildon and Southend, near the A127, that are not served by direct bus services from Castle Point, with journeys to these locations requiring a change of service and taking more than one hour. Furthermore, connections to Southend Hospital have been reduced and do not cover all parts of the Borough, which is significant for a community with an ageing population. Therefore the Plan aims to improve the transboundary coverage, frequency, reliability and quality of bus services via a modal shift on routes to key destinations within the Borough but also to destinations outside the Borough where there are employment opportunities, training provision and key services.

Informed by transport modelling, the Plan recognizes the importance of continuing to work with partners beyond CPBC boundaries to explore opportunities for new routes that better connect people with services, jobs and training opportunities. This could involve new cycling connections, new public transport routes and services, new roads or potentially new services utilising the Thames. Work underway at a South Essex level is exploring these opportunities.

6.11.5 Temporal Effects for Objective 10

Modal shift may be a long term process, requiring gradual improvement in public and sustainable transport options,

6.12 Objective 11 To ensure accessibility to services.

6.12.1 Summary of Plan Policy Assessments for Objective 11

Objective 11: To improve the quality, range, and accessibility to essential services, facilities, green infrastructure and open space

Policies

SP1	SP2	SP3	SP4
+/?	+	0/-	+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+/?	0	0	+/?	0	0	+	0	+/?	++	++	--/++	+/?

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
++	++	++	+	0	++	+	++	+	++	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0/-	0	+/?	0	0	+	+	-	+	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	++	+/?	0/+	0	0	0	+/?	0	+	?	+	+/?	+	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
++	+	+	++	++	0	0	0	0	0	0	0	0/+	0	0	0	+	0	0	0/+	0	0	0

6.12.2 Whole Plan Effects for Objective 11

Objective 11 is quite broad, access to services covers a wide range of factors, town centre services (including post offices and pubs) and open space.

The Plan's urban centre first approach should benefit local services and increase patronage, as well as ensuring new residents can access them.

South Benfleet Leisure Quarter and Canvey Seafront offer opportunities to strengthen leisure uses in the Borough, and policies covering these areas can be found in the relevant area chapters.

Objective 11 also covers open space. The Borough's needs for open space are very comprehensively assessed in the 2023 CPBC Open Space Assessment, which comprehensively considers needs for a range of types of open space and sets standards for quantity, access and quality.

As identified in the detailed consideration of Policy SP3 in section 4, open space may be more of a plan-wide issue. There are pre-existing open space deficits that will be difficult to fully address, e.g. six wards in the Borough have no access to youth play space. The IDP shows that implementation of SP3 option 1, which is essentially the Plan strategy of no green belt allocations, already requires 494,162sq.m of open space (with a maintenance cost of £773,350 p/a). There are additional demands for pitches and halls, also building upon pre-existing deficits.

Developer's contributions to address this will be competing with a limited pot that also serves wider needs, e.g. health, education, affordable housing, etc.

Infra 4 'Open Spaces' is a positive step in addressing issues, but the overall levels of development relative to past rates of growth is still a slight concern overall for open space. This is exacerbated by the fact that some heavily promoted sites would see the loss of existing open spaces.

Most sites are reasonably positive for objective 11, as the plan has avoided allocations in remote locations. Overall plan affects are broadly positive for objective 11,

6.12.3 Cumulative and Synergistic Effects for Objective 11

Additional residential development may cumulatively add to pre-existing open space deficits if they are not addressed alongside the development.

Similarly, sites that offer poorer accessibility to other services may exacerbate negative effects, if services are not provided on site.

6.12.4 Transboundary Effects for Objective 11

Transboundary effects are generally more limited for this objective in

comparison to other objectives. This is because the focus of objective 11 is on the provision of local services for the benefit of the community that are within walking distance. However, there will be some cross-over usage of even local services (Particularly with Rayleigh in the Borough of Rochford and with Southend Borough).

6.12.5 Temporal Effects for Objective 11

Effects for objective 11 will be experienced immediately by residents, particularly those occupying new development where service provision is less than adequate.

6.13 Objective 12 To reduce poverty and social exclusion.

6.13.1 Summary of Plan Policy Assessments for Objective 2

Objective 12: To reduce poverty, deprivation and social exclusion.

Policies

SP1	SP2	SP3	SP4
0	+/?	+/?	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	+	+/?	++	+/?	0	0/+	+/?	?	+	0/+	?	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+/?	+/?	0/+	0/+	0/+	++	+	+	+/?	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	++	0	+	+	+/?	+	+/?	+	+	+	+	-	0/+	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
+	+	+	+	0/+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.13.2 Whole Plan Effects for Objective 12

The preferred development strategy of focusing on centres is most likely to contribute towards regeneration, enhance the realm and facilitate engagement and participation in community/cultural activities.

Revitalising and reinforcing the viability of centres may facilitate local employment opportunities as well as facilitate more community uses. Both will be beneficial towards this objective.

New housing development may help some on to the housing ladder and help address social exclusion to some extent.

The central nature of most site allocations therefore mean effects are mostly positive. Even if some already host community related uses, the scope to intensify and increase densities offers grounds for optimism that on balance plan policies will result in an increase of community and mixed uses.

6.13.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 12

Social exclusion and deprivation link synergistically with several other SA objectives and issues – affordable housing, access to nature/parks and open spaces and education.

Transboundary effects are more limited, although the success of approaches towards addressing the objective do depend in large part to macro-economic and societal issues beyond the influence of the CPBC Plan.

6.14 Objective 13 To improve the population’s health and reduce health inequalities.

6.14.1 Summary of Plan Policy Assessments for Objective 13

Objective 13: To improve the population’s health and reduce health inequalities.

Policies			
SP1	SP2	SP3	SP4
+	0		0/+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
	0	0	-	0	+/-	+	0	-	+	+		+/?

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+/?	0	0	0	-	-	-	+	0/+	-	0/+	0/+	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	+	0	++	0	0	0	0	0	0	+/?	0	0/-	0	+

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	0	0	0/+	0	0	0	0	0	0	0	0/+	+/?	+	0	0	+/?

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
+	+	++	+	++	+	0	0	+	0	0	0/+	0	0	0	0	0/+	0	0	+	+	+/?	0

6.14.2 Whole Plan Effects for Objective 13

There are currently sixteen pharmacies, nine dental surgeries, ten opticians, four community clinics and thirteen GP practices in Castle Point. These facilities provide a full range of services to residents, including outreach clinics from Southend University Hospital.

Despite this provision, there is currently a deficit in GP practice space in Castle Point of around 2,796 sqm. This means that as new residential development is permitted, new healthcare space is required. Developer contributions will be secured for this purpose, with the NHS determining how new provision should be provided. The Council will support the NHS in this task, and where possible help to identify land and/or buildings for new provision.

There is no hospital within the Borough, the closest hospitals are in Basildon and Southend, approximately 6 miles away from central areas of the Borough or Chelmsford which is around 19 miles away. However the Council will also work with partners in the NHS to retain and continue to extend outreach services from the Mid and South Essex University Hospitals into the local area. Residents value access to local blood test, X-ray and other services normally provided in hospitals, and opportunities to broaden this provision would be welcomed.

Therefore meeting development needs (SP3) risks worsening this situation.

The aims of this SA objective are addressed directly by plan policy INFRA3. Other policies, such as restrictions on fast-food takeaways (TC5), and those providing sports provision, open space and green infrastructure, also benefit objective 13.

Site allocation assessments reflect their current accessibility to health-related services – GPs, Dentists, Pharmacy, Leisure Centre/Gym. The detailed analysis in this regard can be found in section 5.

6.14.3 Cumulative, Synergistic and Transboundary Effects for Objective 13

The Council will work with the NHS, Public Health and other partners through the South East Essex Alliance and the Castle Point and Rochford Health and Wellbeing Board to address issues and priorities emerging through the Joint Strategic Needs Assessment (JSNA) and the Essex Joint Health and Wellbeing Strategy. This will not only involve cumulative improvements to facilities and services, but also improvements to housing and to the environment, such as requiring good accessibility standards in new homes, improving active design, improving the quality of open spaces and making our roads safer for walking and cycling. These factors have the potential to work synergistically to address health and wellbeing in the wider context.

While much infrastructure services are located within the Borough, there is no hospital within the Borough, the closest hospitals are in Basildon and Southend, approximately 6 miles away from central areas

of the Borough or Chelmsford which is around 19 miles away. Therefore, the Council will also work with partners in the NHS to retain and continue to extend outreach services from the Mid and South Essex University Hospitals into the local area.

More broadly, the Council will work with the NHS, Public Health and other partners through the South East Essex Alliance and the Castle Point and Rochford Health and Wellbeing Board to address issues and priorities emerging through the Joint Strategic Needs Assessment (JSNA) and the Essex Joint Health and Wellbeing Strategy.

Development in Castle Point may result in transboundary infrastructure improvements. For example, the IDP Infrastructure Schedule identifies that ambulance services require improving, including a new hub to replace in Basildon to replace the existing station and new ambulances.

6.15 Objective 14 To provide appropriate housing and accommodation to meet existing and future needs of the whole community.

6.15.1 Summary of Plan Policy Assessments for Objective 14

Objective 14: To provide appropriate housing and accommodation to meet existing and future needs of the whole community.

Policies			
SP1	SP2	SP3	SP4
0	+	++	+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
++	0	0	++	0	0	0	+/?	++	++	0	+/?	++

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+	++	0	++	+/?	++	0	0	++	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	++	+	++	+	+/?	0	+/?	0	0	+/?	+/?	0	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
+	+	0	0	0	0	0	0	0	-	0	0/-	0	0	0	0	+/?

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	-	+/?	0	0	0	0

6.15.2 Whole Plan Effects for Objective 14

Effects for objective 14 are generally positive. The plan proposes a level of housing development not previously seen in the Borough which will ensure the housing needs of the community are met.

The Local Housing Needs Assessment was updated in July 2025 and now identifies an Objectively Assessed Need (OAN) of 350 per annum for Castle Point which equates to 5,950 over the plan period 2026 to 2043.

The plan strategy set out in Policy SP3, which involves no green belt allocations, potentially meets the OAN in full at the time of writing, having identified 5406 to 6181 units.

The Housing chapter policies are particular positives towards this objective, as are the site allocations that will result in residential development.

In contrast, policies that are restrictive of development in the green belt and rural landscapes, and those that may impact on viability are negative risks.

6.15.3 Cumulative, Synergistic and Transboundary Effects for Objective 14

Castle Point is part of a wider housing market area across South Essex. Although the CPBC plan policy meets the identified need in the CPBC Local Housing Needs Assessment, it does not meet the governments housing targets derived from the standard methodology. This will leave a shortfall against the government figures, which is likely to be cumulatively worse in the long term if other Essex authorities also fail to meet to the latest standard method figure, as seems likely.

Therefore, the duty to cooperate requirements may synergistically compound perceived 'shortfalls' in each local planning authority.

6.15.4 Temporal Effects for Objective 14

At the time of writing, the housing requirement set out in Policy SP3 is stepped and anticipates a higher number of new homes in the first five years for the years 2026-31, compared to years 6-15 (2031-43).

6.16 Objective 15 To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development.

6.16.1 Summary of Plan Policy Assessments for Objective 15

Objective 15: To promote the efficient use of resources and ensure the necessary utilities infrastructure to support sustainable development

Policies

SP1	SP2	SP3	SP4
0	+	?	++

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+/?	0	0	?	+/?	++?	0	0	0	?	0	?	?

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
0	0	0	0	0	0	0	0	0	+/?	0/+	0/+	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	+/?	?	0	0	+	0	0	+/?	0	0	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0/+	0/+	+/?	0	0	0	0	0	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
++	+	+	0/+	0/+	0	0/+	0/+	0	0/+	0	0	0/+	0	++	+	0	0	0	0/+	0	0	++

6.16.2 Whole Plan Effects for Objective 15

For the purposes of this SA assessment, objective 15 has been interpreted more to refer to utilities infrastructure. This is in order to avoid overlap and duplication with other SA objectives that deal with transport, green infrastructure, education, health, and digital infrastructure.

The Infrastructure Delivery Plan (IDP) is aligned to the housing trajectory and sets out the infrastructure requirements to enable the new development to take place. This includes health facilities, transport and highways, utilities, open spaces, sports facilities and community facilities. The majority cost for the delivery of this infrastructure is borne by the development (on-site) and / or secured through Section 106 agreements. In this regard the Local Plan is quite clear that where infrastructure requirements are identified they must be provided through the development. These costs are indexed linked to the start of plan period to ensure that over time there is no reduction of value of the requirements.

6.16.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 15

The Infrastructure Delivery Plan has been prepared through engagement with Essex County Council, the health bodies and other infrastructure providers. Like the housing trajectory, it is a live document and will be subject to an annual report.

The Distribution Network Operator (DNO) for the Borough is UK Power Networks (UKPN). They run the regional electricity networks that connect businesses, homes and other users to the National Grid. UKPN divides their jurisdiction into three operating areas, Eastern Power Network, London Power Network and South Eastern Power Network. Castle Point falls within the Eastern Power Network (EPN) operating area which extends across many local authority boundaries from Maldon in the north, Southend in the east, and into Greater London Boroughs in the west, meaning there is a transboundary dimension to the consideration and implementation of provision.

UKPN, like all regional DNOs, operate a first come, first served basis for electricity. This means that an individual development site may absorb the existing capacity in an electricity substation, requiring further upgrades to be implemented to accommodate further growth in the area. UKPN is expected to fund network reinforcement and asset replacement to underpin growth in the area. EPN's latest Long Term Development Statement (LTDS) and Network Development Plan (NPD) indicate no current capacity issues across the EPN area. However, forecasts indicate negative demand headroom in several local substations from 2035 onwards (i.e. actual demand would exceed network supply).

Therefore, whilst there are no short-term issues for this objective, there is some uncertainty post 2025. This uncertainty was reflected on the sites scores for indicators 15.1 and 15.2 in section 5.

6.17 Objective 16 To improve the education and skills of the population.

6.17.1 Summary of Plan Policy Assessments for Objective 16

Objective 16: To improve the education and skills of the population.

Policies			
SP1	SP2	SP3	SP4
0	0	+/?	0/+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+	0	0	+/-	0	0	0	0	0/+	+	0	0	+

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+	+	+	0	+	0/+	+	0	0	++	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0/-	0	0	++	0	0	0	0	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0/+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.17.2 Whole Plan Effects for Objective 16

This objective is addressed by plan policy Infra2 'Education, Skills and Learning'

For the purpose of this SA, education facilities include early years and childcare, schools (primary, secondary and Post 16 Education) and colleges.

Individual site allocations have been assessed cumulatively as to how accessible they are to facilities, as well as many places available in the facilities, drawing on indicators 16.1 to 16.6 in the assessment of site options (section 5) to produce an overall aggregate assessment. The situation is mostly positive on a site-by-site basis, although provision requires cumulative consideration on a wider basis.

The Castle Point Infrastructure Delivery Plan establishes where new educational facilities are required based on the growth identified within this Plan. Developers will be expected to provide land and/or financial contributions for new or expanded additional school/early years places or to create new educational establishments arising from the need generated from the development.

It indicates that there is a lack of provision of Early Years spaces in the Benfleet, Hadleigh and Thundersley area. The introduction of new early years entitlements from September 2025 means that there will be

further demand from eligible working families, with a lack of sufficient spaces for 0–3-year-olds in particular.

Generally there are currently sufficient places in local schools with some capacity. Whilst there is currently surplus primary provision on Canvey, it may be the case that this is taken up over time by the growing Jewish community who have a different demographic to the wider community, with around 70% of their population comprising young people under the age of 20. Currently, these children travel for their schooling or are home educated.

In terms of secondary school provision meanwhile, there is currently surplus provision in Benfleet, Hadleigh and Thundersley, and Canvey Island. It is not likely that significant extra secondary school provision is required during the plan period. However, again, it may be necessary to make provision for the Jewish community over the plan period, as their population grows.

The Council does not anticipate a significant increase in demand for additional further education provision within Castle Point in the long-term and it is unlikely that additional facilities will be needed to address short term demand, as further education can be offered in a more flexible way than school-based education. The Council are aware of changing requirements of further education fields and the Council is working with its partners in order to ensure that there are appropriate facilities for post-16 education. The USP (SEEVIC) Campus on Kiln Road currently provides Further and Higher Education and the Council will

work closely with the College to facilitate further investment in the campus.

Local Policy INFRA4 – Education, Skills and Learning notably includes a criterion which states that, *‘Where a development proposal, either individually or cumulatively, increases demand for education facilities beyond those available within the local area, development will be required to provide land for a new educational facility, expand or alter an existing facility and/or make a proportionate contribution to fund necessary improvements to education facilities’* This ensures that even though some effects may not be known at this stage (i.e. in specific response to planning applications or un-planned growth), policy exists to inform developers of their responsibilities in regard to necessary contributions or providing schools on site.

6.17.3 Cumulative, Synergistic, Transboundary and Temporal Effects for Objective 16

ECC as the Education Authority has the responsibility for early years and school place planning. ECC identifies the need for school places and identifies surpluses or deficits through the Ten Year Plan Meeting Demand for School Places in Essex. Places for early years and childcare are assessed through a provider termly headcount and published. This informs the service on the need for additional sustainable, high quality early years and childcare provision that meets the needs of the community. Whether the change of use or redevelopment of independent schools would be considered surplus to educational

requirements will be considered on a case by case basis.

Whilst CPBC works closely with ECC, transboundary effects are more limited. Early years and primary provision is relatively self-contained within the Borough. However, there are more significant cross-boundary flows of secondary pupils. Principally, some children from Basildon Borough and Southend-on-Sea Borough attend secondary schools in Benfleet, whilst some children from Castle Point attend the grammar schools in Southend. The two special educational needs schools meanwhile serve an area wider than Castle Point. These cross-boundary flows have been accounted for when determining additional need arising from the growth in this Plan.

It is possible to access higher education courses at USP (SEEVIC), and over the past decade, there have been increased opportunities to undertake higher education studies within commuting distance of Castle Point in Southend, Basildon, Chelmsford, Colchester and East London. The levels of development and population growth within the Borough mean these transboundary connections for higher education are likely to continue.

6.18 Objective 17 To ensure sustainable employment provision and economic growth.

6.18.1 Summary of Plan Policy Assessments for Objective 17

Objective 17: To ensure sustainable employment provision and economic growth by improving efficiency, competitiveness and adaptability of the local economy and help people gain access to satisfying work appropriate to their skills, potential and place of residence

Policies

SP1	SP2	SP3	SP4
0	+	+	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
+/?	++	+/?	++	+/?	0	0	0		+	0	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
+/?	+/?	-	0/+	--	++	+/+	0	0		0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0	++	++	++	+	+	0/+	+	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	+/?	0	0	0	0	0	0	0	0/-	?	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0/+	0	0	0	0	0	0/+	0	0	0	0	0	0	0	0

6.18.2 Whole Plan Effects for Objective 17

Castle Point is a dense urban area and there is limited unused land for potential new employment uses.

There are four major strategic employment areas in the Borough. The 2024 Employment Site Review notes that the Major sites can all support an increase in employment growth by elements of densification, however all will require significant investment to bring the current infrastructure up to modern standards. Therefore, the Plan continues to protect existing Strategic Employment Areas through Policy E1. While overall employment land demand may remain static or decline, these areas remain vital to the Borough's economic function. Many are home to high-density job clusters and essential services that cannot be easily relocated.

Each strategic employment area has a slightly different context. As set out in the Employment Topic Paper: Manor Trading Estate has high occupancy, poor infrastructure, scope for environmental uplift. Stadium Way / Rayleigh Weir is fully occupied, but has limited expansion potential. Charfleets & Roscommon Way has scope for intensification, combined with proximity to permitted expansion land. South Canvey Port Facilities are a nationally significant energy hub, retained for strategic storage/logistics. However, all four benefit from the inclusion of this policy.

The 2025 Employment Site Review noted that Charfleets; Stadium Way, Rayleigh Weir and Manor Trading Estate all offer potential however significant financial investment would be required to support the existing infrastructure and create new space by expanding beyond the existing boundaries.

The Plan policies have a concerted emphasis on rejuvenating urban town centres, including for mixed uses and employment, which is a positive for objective 17. The 2024 Employment Site Review noted that the smaller sites offer options to develop on brownfield land in and around the Borough's Town Centres. These sites offer a key advantage as these site will require limited infrastructure as it is currently in place.

The employment policies generally result in positive effects. However, policies C9, B3 and B5 would result in potential losses of employment uses, at least by their wording at time of review. This has resulted in varying degrees of negative assessment against objective 17. Restrictions on green belt development may also limit scope for new employment sites to a marginal extent.

6.18.3 Cumulative, Synergistic and Transboundary Effects for Objective 17

Castle Point lies within a significant radial economic corridor centred on London, defined by the Thames Estuary to the south, and the A127

to the North. The A127, A13/A130, and a regular rail link, connect the Borough with the regional employment locations of the Docklands, the City of London, the Thames Gateway, and Southend. There are also road links to important local employment locations in Basildon and Chelmsford.

Most of the strategic opportunities for economic growth sit outside Castle Point, with the ports in Thurrock, the A127 Enterprise Corridor and Southend Airport being key economic drivers. Castle Point's future economic success is largely dependent therefore on transboundary factors.

It is therefore likely that plans for neighbouring areas will encourage out-commuting for work for existing and future Castle Point residents. Furthermore, The South Essex EDNA (2017) identifies strategic site clusters supporting strategic South Essex economic growth, supported by smaller South Essex town centres which can contribute to strategic economic growth, including Hadleigh.

The EDNA does not identify any suitable clusters in Castle Point specifically, instead concluding that the locational requirements for multiple sectors are better met elsewhere in South Essex. The EDNA states that the strategic portfolio of site clusters identified, 'underpins a strategy to coordinate and focus future site delivery and investment to ensure the area acts like a functional economic hub, rather than a group of local authority areas with competing or conflicting propositions.' The impacts are therefore likely to be negative in regard

to sustainability notions of providing jobs in a range of sectors to support housing growth in Castle Point specifically.

It is however important that residents in Castle Point can access the job opportunities arising elsewhere in South Essex. This means investing in skills development and transport accessibility across the area. It is also important that Castle Point provides the incubator space and space for supply chain opportunities linked to these growth locations.

The plans employment allocations and support for developing new local skills will therefore have transboundary effects, supporting the wider South Essex economy.

6.18.4 Temporal Effects for Objective 17

Objective 17 will remain a key goal in the short, medium and long term.

As set out in the Experian Economic Forecast (Sept 2024), Castle Point is forecast to need an additional 4,090 m² of office floorspace by 2043. However, demand for industrial (B2/B1c) land is expected to shrink, and warehousing (B8) demand is flat. In land terms, this results in a net "negative" need of about 2 hectares — meaning that, on paper, Castle Point already has more industrial land than it needs for the future.

An anticipated small increase in office space will mostly be met within existing town centres and mixed-use developments (not on new

employment land). The Local Plan also protects and improves existing Strategic Employment Areas (SEAs) to ensure they remain fit for purpose and can absorb any local business churn or relocation.

There are no new employment land allocations therefore proposed because there is:

- An existing surplus of industrial land (about 2 ha),
- An additional 7.5 ha already permitted (West Canvey),
- And enough flexibility in town centres for office needs.

There is no requirement to allocate new land beyond what already exists or has permission. The plan focuses on intensifying and improving what's already there, not expanding it. Existing and already-permitted land is sufficient to meet the future need.

6.19 Objective 18 To maintain and enhance the vitality and viability of town and retail centres.

6.19.1 Summary of Plan Policy Assessments for Objective 18

Objective 18: To maintain and enhance the vitality and viability of town and retail centres.

Policies			
SP1	SP2	SP3	SP4
0	++/?	+	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
++	0	0	?	0	0	+	0	0	++	0	0	0

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
++	++	--	++	0	+	0	0/+	++	++	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	+	0	0	0	0	+	0	0	++	++	--	0	+/?

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	+/?	0	0	0	0	+	+/?	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
+	0	0	0	0	0	0	0	0/+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.19.2 Whole Plan Effects for Objective 18

The retail provision in Castle Point is focused in four main settlements of Canvey Island, Hadleigh, South Benfleet and Tarpots alongside a network of smaller centres and out-of-centre retail parks.

A Retail study was last undertaken in 2018. It identified Canvey and Hadleigh as Town Centres and Tarpots and South Benfleet as Local Centres,

For Castle Point the Retail Study identified a need for an additional 3,414 sqm net comparison floorspace and 1,200 sqm net convenience floorspace. by 2021, although clearly such forecasts were overtaken and rendered obsolete by global events. Nationally, retail sales have been declining over the last few years with a steady growth in online shopping at the expense of 'High Street' shops. The challenge is retaining footfall and the economic vitality of local centres for the benefit of the community. Services within walking distance can be a lifeline for the less mobile, the elderly and those without access to a private car.

Castle Point's retail centres are generally reasonably buoyant. Vacancy rates are low compared to national averages. Nonetheless, they still face the same challenges that retail and centres face nationwide to some extent.

6.19.3 Cumulative, Synergistic and Transboundary Effects for Objective 18

Castle Point is well provided for in terms of supermarkets. Consequently, 74% of convenience (food shopping) spending is retained within the Borough. There is also an inflow of convenience expenditure into Castle Point from neighbouring authorities to out-of-centre food stores located in the northern part of the Borough.

Within the South Essex area, Castle Point experiences the highest amount of expenditure leakage at 60% for the food and drink sector. This highlights the lack of provision within the Borough compared to surrounding areas. Due to this level of leakage there is an opportunity for Castle Point to increase their food and drink offer to retain expenditure. In the recreation sector, Castle Point also experiences a high level of expenditure leakage at 64%. The Castle Point Plan supports this by encouraging more premises opening into the evening.

6.19.4 Temporal Effects for Objective 18

Retail will continue to face challenges from online shopping and deliveries. Retail and centres generally may evolve their offer to emphasise the leisure and community aspect of the town centre experience, which will be crucial for maintaining the social fabric and economic health of the Borough's communities. The plan policies, with emphasis on mixed use in centres, play their part in facilitating this aim.

6.20 Objective 19 To promote the sustainable management of waste

6.20.1 Summary of Plan Policy Assessments for Objective 19

Objective 19: To promote the sustainable management of waste

Policies

SP1	SP2	SP3	SP4
0	+/?	0/?	0/+

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
-	0	0	0	0	0	0	0	-	-	0	0	-

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
-	-	-	0	+	-	-	0	0	-	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.20.2 Plan Effects for Objective 19

The Plan's effects on this objective are limited because CPBC is not the waste authority, the responsibility lies with Essex County Council. Therefore, CPBC's plan does not have detailed policies on the matter.

Positive and negative effects largely stem from sites proximity to a Household Waste and Recycling Centres for convenience.

Policy D1 is a positive since it ensures 'adequate and appropriately designed waste management facilities are provided'

6.21 Objective 20 To ensure that the digital infrastructure available meets the needs of current and future generations.

6.21.1 Summary of Plan Policy Assessments for Objective 20

Objective 20: To ensure that the digital infrastructure available meets the needs of current and future generations.

Policies

SP1	SP2	SP3	SP4
0	+/?	+	0

C1	C2	C3	C4	C5	C6	C7	C8	C9	HAD1	HAD2	HAD3	HAD4
++	0	0	++	0	0	0	0	+	++	0	0	+

B1	B2	B3	B4	B5	B6	B8	B9	THUN1	THUN2	THUN4	DH1	DH2
++	++	++	++	++	++	++	0	0	++	0	0	0

HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	E1	E2	E3	E4	TC1	TC2	TC3	TC4	TC5
0	0	0	0	0	0	0/+	0	0	0	0	0	0	0	0

D1	D2	D3	D4	D5	D6	D7	D8	D9	GB1	GB2	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

INFRA1	INFRA2	INFRA3	INFRA4	INFRA5	INFRA6	T1	T2	T3	T4	T5	T6	T7	T8	SD1	SD2	SD3	SD4	SD5	SD6	SD7	SD8	SD9
0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

6.21.2 Whole Plan Effects for Objective 20

This objective is primarily led by policy Infra6.

The variation in scores for individual site allocations is dependent on the current availability of ultra-fast or super-fast broadband.

The overall centre-led plan strategy is also a positive since existing urban areas will generally have existing digital infrastructure connections.

6.21.3 Cumulative, Synergistic and Transboundary Effects for Objective 20

The policy requires a consideration of the cumulative impact of communications infrastructure.

Ensuring all new developments are well served by communications infrastructure will have an effect cumulatively in the long-term since new development comprises only a small fraction of the existing building stock. Over time the proportion of the Borough's building stock developed in alignment with the policy goals will steadily rise.

7. Next Steps

This SA Environmental Report (including Annexes) will be subject to consultation. There are three statutory consultees that are required to be consulted for all Sustainability Appraisal and Strategic Environmental Assessment documents. These are:

- The Environment Agency;
- Natural England; and
- Historic England.

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. The Borough Council are additionally required to invite comments from focussed groups, relevant stakeholders and interested parties in accordance with their Statement of Community Involvement (SCI).

8. Monitoring

The significant sustainability effects of implementing a Local Plan must be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The Sustainability Framework contained in Appendix 1 of this Report includes suggested indicators in order to monitor each of the Sustainability Objectives, however these may not all be collected due to limited resources and difficulty in data availability or collection.

Guidance stipulates that it is not necessary to monitor everything included within the Sustainability Framework, but that monitoring should focus on significant sustainability effects, e.g. those that indicate a likely breach of international, national or local legislation, that may give rise to irreversible damage or where there is uncertainty and monitoring would enable preventative or mitigation measures to be taken.

Upon adoption Local Plans will be accompanied by an Adoption Statement which will outline those monitoring indicators most appropriate for future monitoring of the Plan in line with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.