



The Hatfield Peverel Neighbourhood Development Plan (HPNDP): Submission Version

Strategic Environmental Assessment (SEA): Scoping & Environmental Report – March 2018





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Glossary of Acronyms

AA	Appropriate Assessment
ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
BDC	Braintree District Council
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
EA	Environment Agency
EC	European Commission
ECC	Essex County Council
EU	European Union
Ha	Hectare
HE	Historic England
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
LB	Listed Building
LCA	Landscape Character Assessment
LPA	Local Planning Authority
MSA	Minerals Safeguarding Area
NE	Natural England
NEGC	North Essex Garden Communities
NHS	National Health Service
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
PDL	Previously Developed Land
PPG	Planning Practice Guidance
PRoW	Public Right of Way
PTW	Powered Two Wheeler
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SM	Scheduled Monument
SO	SEA Objective
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest



SuDS	Sustainable Drainage System
UK	United Kingdom
WPA	Waste Planning Authority

1. Introduction

1.1 Background

Hatfield Peverel Parish Council (HPPC) has commissioned Place Services of Essex County Council to undertake an independent Strategic Environmental Assessment (SEA) for the Hatfield Peverel Neighbourhood Development Plan (HPNDP).

Place Services are acting as consultants for this work; therefore the content of this SEA should not be interpreted or otherwise represented as the formal view of Essex County Council.

1.2 The Hatfield Peverel Neighbourhood Development Plan (HPNDP)

The main purpose of the Plan is to set out and identify the best ways to direct local planning towards community wants and needs, while protecting the natural environment and cultural assets, ensuring a more sustainable future for the community. The Neighbourhood Plan will set out planning policies for Hatfield Peverel and within the confines of the Neighbourhood Development Plan boundary as defined within the Plan and reiterated in Appendix 1 of this report.

Once adopted by Braintree District Council, the Neighbourhood Development Plan will become a statutory document which will form part of the Braintree District Development Plan for the Parish. It will be used alongside National Policy and Braintree District Council's Local Plan to determine planning applications within the Parish. When the Neighbourhood Development plan is completed it will provide a framework to manage development in the area for residents, businesses, Hatfield Peverel Parish Council, Braintree District Council and the development industry.

Once formally adopted, a Neighbourhood Plan carries the same legal weight as Local Development Plans adopted up by the Local Planning Authority (LPA), in this case Braintree District Council.

2. Strategic Environmental Assessment (SEA)

2.1 The Requirement for SEA

The requirement for Strategic Environmental Assessment (SEA) emanates from the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the ‘SEA Directive’) which came into force in 2001. It seeks to increase the level of protection for the environment; integrate environmental considerations into the preparation and adoption of plans and programmes; and promote sustainable development.

The Directive was transposed into English legislation in 2004 by the Environmental Assessment of Plans and Programmes Regulations (the ‘SEA Regulation’) which requires an SEA to be carried out for plans or programmes,

‘subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and required by legislative, regulatory or administrative provisions’.

This includes Development Plan Documents. 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.

In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those regulations. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

A SEA Screening Report for the Neighbourhood Development Plan was undertaken by Place Services on behalf of Braintree District Council in January 2018. The conclusions of this Screening Report have been included in the following figure.

Figure 1: Conclusions from the SEA Screening Report (January 2018)

The Neighbourhood Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Planning Practice Guidance on 'Strategic environmental assessment requirements for neighbourhood plans' (Paragraph: 046 Reference ID: 11-046-20150209) states that, '*A strategic environmental assessment may be required, for example, where:*

- *a neighbourhood plan allocates sites for development*
- *the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.'*

The Neighbourhood Development Plan allocates site HAT608, the former Arla Dairy site, for mixed use development. At present, the formal assessment of sites in accordance with the requirements of the SEA Directive (and importantly also the consideration of reasonable alternatives) has been done at the Local Plan level only within that Plan's accompanying Sustainability Appraisal. The Sustainability Appraisal of the Local Plan predicts that there would be 'significantly negative effects with uncertainty' regarding air quality surrounding the development of the Neighbourhood Development Plan's allocated site HATF608. The Sustainability Appraisal 'deals with' this 'significant negative effect with uncertainty' through the consideration that mitigation might be possible, for example by site layout or screening. There is some uncertainty however whether site HAT608 would be capable of this in isolation or whether this is in consideration of the wider extent of that additional land allocated within Policy LPP31 of the emerging Local Plan.

There must be further acknowledgement of the fact that (at the time of writing) the emerging BDC Local Plan and accompanying Sustainability Appraisal have not yet been formally found sound and subsequently adopted. The Neighbourhood Development Plan is seeking to be 'made' prior to the examination and adoption of BDC's emerging Local Plan and allocates land for development purposes.

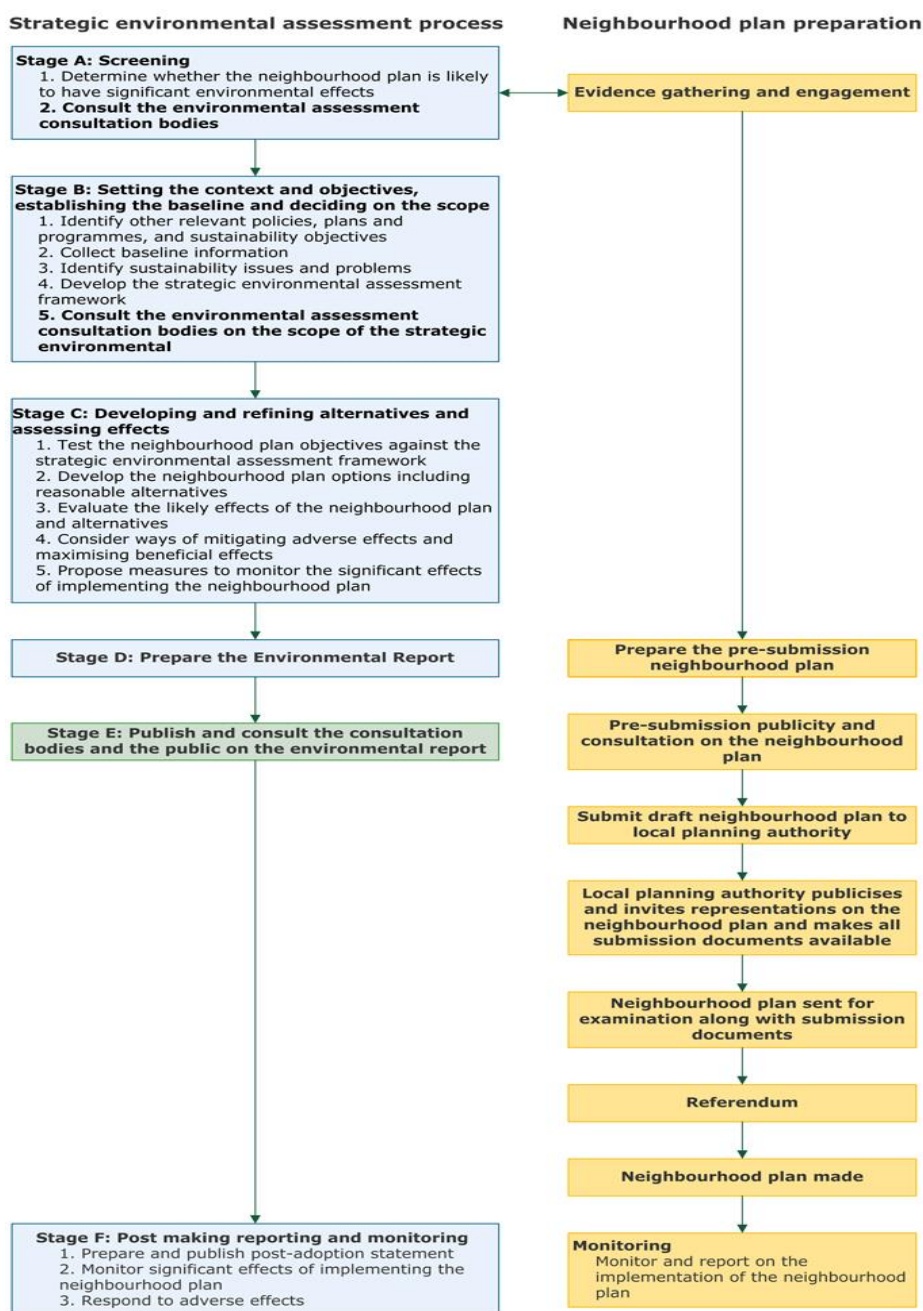
Factoring in the possibility at this stage that the Local Plan may not be found sound, the Neighbourhood Development Plan's requirement for the application of the SEA Directive in allocating land for development purposes (and the aforementioned air quality issue) would similarly not be met through the emerging BDC Local Plan's Sustainability Appraisal. It can therefore be considered that the likelihood of significant environmental effects can not be ruled out: the Neighbourhood Development Plan sets a framework for projects and activities and influences other plans within a hierarchy.

The content of the Hatfield Peverel Neighbourhood Development Plan has therefore been screened in for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC. The next step for the Neighbourhood Plan is to undertake a Strategic Environmental Assessment (SEA) to accompany the Neighbourhood Development Plan, in order to meet this element of the basic conditions test.

2.2 The SEA Process

The key stages of Neighbourhood Development Plan preparation and their relationship with the SEA process are shown in the following figure.

Figure 2: Stages in the SEA Process and Neighbourhood Plan Preparation



Source: Planning Practice Guidance – Strategic environmental assessment requirements for neighbourhood plans
(Paragraph: 033 Reference ID: 11-033-20150209)

2.3 The Aim and Structure of this Report

The aim of the Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

This report responds to Stages B, C and D of the SEA process as detailed in the previous figure. In accordance with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004, this SEA Environmental Report will cover the following:

12. (1) Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation.
- (2) The report shall identify, describe and evaluate the likely significant effects on the environment of—
 - (a) implementing the plan or programme; and
 - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.
- (3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of—
 - (a) current knowledge and methods of assessment;
 - (b) the contents and level of detail in the plan or programme;
 - (c) the stage of the plan or programme in the decision-making process; and
 - (d) the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

This SA has been produced suitably in advance of the start of the formal consultation period, to accompany and influence decision making within the Plan process iteratively.

3. Setting the Scope of the SEA: Context, Baseline and Objectives (Stage B)

3.1 Introduction

The SEA of the HPNDP is required to set the scope for the assessment of options and Plan content relevant to that HPNDP area. Stage B of the SEA process sets out how the context and the objectives of the SEA have to be set, whilst establishing the baseline relevant to the Plan area. This involves:

- Identifying other relevant policies, plans and programmes, and sustainability objectives;
- Collecting baseline information;
- Identifying sustainability issues and problems; and
- Developing the SEA framework (formulating relevant criteria against which the Plan will be assessed).

The following section outlines the relevant plans and programmes and the baseline information profile for the Hatfield Peverel area and where relevant beyond.

3.2 Policies, Plans and Programmes (Stage B1)

The HPNDP should have suitable regard to existing policies, plans and programmes at national and regional levels and help to strengthen and support other local plans and strategies. It is therefore important to identify and review those policies, plans and programmes and sustainability objectives which are likely to influence the HPNDP at an early stage. The content of these plans and programmes can also assist in the identification of any conflicting content of plans and programmes in accumulation with the Plan. Local supporting documents have also been included within this list as they will significantly shape policies and decisions in the Plan area.

It is recognised that no list of plans or programmes can be definitive and as a result this report describes only the key documents which influence the Plan.

Table 1 outlines the key documents, whilst a comprehensive description of these documents together with their relevance to the Plan is provided within Appendix 2.

Table 1: Key Documents

International Plans and Programmes
European Commission (EC) (2011) A Resource-Efficient Europe – Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, The European Economic and Social Committee of the Regions.
European Landscape Convention (Florence, 2002)
European Union Water Framework Directive 2000
European Union Nitrates Directive 1991
European Union Noise Directive 2002
European Union Floods Directive 2007
European Union Air Quality Directive 2008 (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
European Union Directive on the Conservation of Wild Birds 2009
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992
European Community Biodiversity Strategy to 2020
United Nations Kyoto Protocol
World Commission on Environment and Development 'Our Common Future' 1987
The World Summit on Sustainable Development Johannesburg Summit 2002
Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
The Conservation of Habitats and Species Regulations, 2010
Review of the European Sustainable Development Strategy (2009)
Environment 2010: Our Future, Our Choice (2003)
SEA Directive 2001
The Industrial Emissions Directive 2010
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU
The Drinking Water Directive 1998
The Packaging and Packaging Waste Directive 1994
EU Seventh Environmental Action Plan (2002-2012)

European Spatial Development Perspective (1999)

European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)

Aarhus Convention (1998)

National Plans and Programmes

National Planning Practice Guidance (2016)

The Localism Act 2011

National Planning Policy Framework (March 2012)

The Housing White Paper (February 2017)

The Future of Transport White Paper 2004

Housing Act (2004)

Building a Greener Future: Policy Statement (July 2007)

Community Infrastructure Levy Guidance (April 2013)

Underground, Under Threat - Groundwater protection: policy and practice (GP3)

Model Procedures for the Management of Land Contamination – Contaminated Land Report 11 (September 2004)

Natural Environment and Rural Communities Act 2006

Countryside and Rights of Way Act 2000

Planning and Compulsory Purchase Act 2004

The Education (School Information) (England) (Amendments) Regulations, 2002

Childcare Act, 2006

Flood & Water Management Act 2009

The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)

Safeguarding Our Soils: A Strategy for England (2009)

Natural Environment White Paper: The Natural Choice: Securing the Value of Nature (2011)

The National Adaptation Programme – Making the Country Resilient to a Changing Climate (2013)

Planning Policy for Traveller Sites (2012)

National Planning Policy for Waste (2014)

Adapting to Climate Change: Ensuring Progress in Key Sectors (2013)

DECC National Energy Policy Statement EN1 (2011)

DCLG: An Introduction to Neighbourhood Planning (2012)

JNCC/Defra UK Post-2010 Biodiversity Framework (2012)

Mainstreaming Sustainable Development (2011)

UK Marine Policy Statement, HM Government (2011)

Electricity Market Reform White Paper 2011

DfT (2013) Door to Door: A strategy for improving sustainable transport integration

DCLG (2011) Laying the Foundations: A Housing Strategy for England

DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy

DECC (2011) UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2013 and 2013)

Community Energy Strategy (DECC, 2014)

The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)

Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)

Future Water: The Government's Water Strategy for England (DEFRA, 2008)

Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)

Safeguarding our Soils: A Strategy for England (DEFRA, 2009)

Sub-national Plans and Programmes

Essex Transport Strategy: the Local Transport Plan for Essex (2011)

2011 Essex Biodiversity Action Plan

Commissioning School Places in Essex 2017-2022

Anglian River Basin Management Plan (2015)

Essex Wildlife Trust Living Landscape plans

Essex Wildlife Trust Living Landscape Statements

Respecting our Past, Embracing our Future: A Strategy for Rural Essex (2016)

ECC Parking Standards: Design and Good Practice (September 2009)

The Essex Local Area Agreement – 'Health and Opportunity for the People of Essex' 2008 – 2011 (2010 Refresh)

ECC Development Management Policies (February 2011)

The Essex Strategy 2008 – 2018

Sustainable Drainage Systems Design and Adoption Guide 2012

Essex Minerals Local Plan (2014)

Draft Water Resource Management Plan (2014-2039) (2014)

ECC Developer's Guide to Infrastructure Contributions (Revised Edition 2016)

Vision for Essex 2013-2017: Where Innovation Brings Prosperity (2013)

Corporate Outcomes Framework 2014-2018 Essex County Council (2014)

Highway Authority's Development Management Policies (2011)

Economic Plan for Essex (2014)

Essex Design Guide (2005)

Local Plans and Programmes

Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council, Objectively Assessed Housing Need Study - Peter Brett Associates (July 2015 and updated 2016)

HRA Report for North Essex Authorities Strategic Section 1 for Local Plans (LUC) (including Appropriate Assessment) – May 2017

Landscape Character Assessment (Chris Blandford Associates, September 2006)

BDC Local Plan Publication Draft (2017)

BDC Local Plan Publication Draft Section 2 Sustainability Appraisal (2017)

HPNDP HRA Screening Report (2017)

Braintree District Settlement Fringes Evaluation of Landscape Analysis (2017)

The Hatfield Peverel Local Landscape Character Assessment (2015)

BDC Open Spaces Study (2016-2033)

HPNDP Business Survey (2015)

The BDC Level 1 Strategic Flood Risk Assessment (SFRA)

3.3 Baseline Information (Stage B2)

The following section outlines the key baseline information relevant to the Plan and therefore the current state of the environment in the area.

3.3.1 Economy

- The former Arla Dairy was located within the Plan area, and provided a significant amount of jobs. Arla announced its intention to close this milk processing production facility in March 2016, with production ending in July 2016, affecting approximately 230 jobs.
- Community engagement raised a desire for local shops, businesses and pubs to be retained and enhanced.
- Hatfield Peverel is identified as a 'Key Service Village' within the LPA's settlement hierarchy. Retail activity is centred on two main streets within the Plan area. The Plan's Economy Section (page 14) offers anecdotal evidence that units rarely become available and are quickly filled once vacant.
- A Business Survey forming part of the Plan's evidence base indicates that approximately 60% of respondents stated that their catchment area was a 10 mile radius.

3.3.2 Heath

- The proportion of adults participating in 30 minutes, moderate intensity sport has decreased in recent surveys at the local, sub-national and national levels.
- Access to natural greenspace (ANGSt) (Natural England) is an issue within the wider District and this is also true of Hatfield Peverel. Areas of the Plan area are within 5km of a 100ha+ greenspace site, however much of the Plan area is not within any buffer / has with no accessible natural greenspace provision of a suitable scale and type.
- The life expectancy of residents within Braintree is higher than the national figures, but below the regional figures. In general, life expectancy is increasing. The implications of this will mean that as people live longer there will be increased pressure on services and housing for the elderly.

3.3.3 Housing

- Braintree District has been one of the fastest growing areas in the country over the past decade. The population of the District is currently approximately 150,000 and is projected to rise substantially by 2033. As life expectancy increases, the age structure is expected to change, with a marked increase in the number and proportion of the population who will be aged 65 and over. The number of one-person households is also expected to increase.
- Meeting the housing needs in the Districts is an important issue. The SHMA for Braintree, Colchester, Chelmsford and Tendring Councils indicates that the majority of market housing and affordable housing should be 2 and 3 bedroom properties. This trend is replicated when assessing all housing, with 70.3% of housing need across the Districts and Boroughs is 2 and 3

bedroom dwellings. The number of one-person households is also expected to increase.

- Community engagement raised a concern that future development might not be in the right locations and of the right scale and type for the area.
- At the District level and wider afield (within the relevant Housing Market Area (HMA)), there is an identified need for a significantly higher amount of new housing to be built than historically has been the case. BDC's emerging Local Plan states of Key Service Villages that, 'development may be considered sustainable within a Key Service Village, subject to the specific constraints and opportunities of that village.' It adds that, 'Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.'
- The SHMA (2015) for the emerging BDC Local Plan identifies that the supply of affordable accommodation is limited in the District. The SHMA identifies that the highest percentage of total net annual need is for 2 bedroom homes at 54.7%, followed by 3 bedroom homes at 24.8%.
- An allocation within the emerging BDC Local Plan is located within the HPNDP boundary at its north eastern extent. Wood End Farm, as allocated for 450 dwellings within the emerging Local Plan, represents an urban extension to Witham and is considered a Strategic Growth Location. To this extent, the allocation is outside the remit of the HPNDP.
- Within the emerging BDC Local Plan, a number of site allocations exist surrounding the Arla site between the A12 and the GEML. Together, this area has been categorised as a Comprehensive Development Area and could deliver up to 285 new dwellings.

3.3.4 Biodiversity

- In addition to designated sites, consideration should also be given to non-designated value in regards to ecology on a site-by-site basis in order to protect and enhance species and habitats, including those that are protected. This could include Greenfield sites and areas of habitat considered to enrich appreciably the habitat resource within the context of local areas, such as species-rich hedgerows, municipal parklands or individual veteran trees.
- An area of Ancient / Semi-Natural Woodland exists within the south east of the Plan area.
- A number of areas on the Priority Habitat Inventory exist throughout the Plan area, including wood pasture, deciduous woodland and traditional orchards. There are also small areas of young tree woodland on the National Forest Inventory.
- The waterways of the River Ter and River Chelmer create a green corridor providing ecological networks through the waterways and the species-rich grasses and woodlands which grow alongside them.
- The HRA Screening Report for the HPNDP states that there is a potential pathway for development at Hatfield Peverel to impact on the SPA/SAC/Ramsar sites within scope of the HRA as the Parish lies within the Zones of Influence.

3.3.5 Landscapes

- The Hatfield Peverel Local Landscape Character Assessment (2015) identifies several Local Landscape Character Areas which in turn identify elements that should be retained, preserved and enhanced. The key points from this assessment are:

1. The River Ter South area to the east / south-east of Hatfield Peverel and Nounsley benefits from the setting of the fording point on the western fringes of Nounsley, providing a green corridor wrapping around the southern fringes of the village. The distinctive landscape of the area is to be safeguarded to preserve the landscape setting to Hatfield Peverel. Additionally, the location, characteristics and visual qualities of views should be retained and enhanced to ensure the setting of the southern fringes of the village.
 2. Additionally, the River Blackwater Local landscape Character Area includes a landform seen rising away from a band of vegetation which defines the channel of the River Blackwater, creating a strong sense of a river valley landscape. Views to be safeguarded and enhanced to ensure the distinct setting to the eastern fringes of the village.
 3. The Jenkins Lane Local Landscape Character Area between Hatfield Peverel, Nounsley and Ulting has a number of features, the retention of which are recommended within the Report. These include open farmland, the ecological value of the area and the small to medium scale and pastoral nature of the landscape.
 4. The Mowden Local Landscape Character Area includes open and medium to large scale landscape, in which the adjacent valley landscapes of the Rivers Ter and Chelmer are apparent. The sense of openness to the valley slopes should be retained, to reinforce the strong agricultural character and dispersed settlement pattern of properties based on the spur of ground between the valley landscapes of the Rivers Ter and Chelmer. Key views are also recommended for retention.
 5. Regarding the River Ter North Local Landscape Character Area, the Report recommends that the distinct rural qualities of the Terling Parish to the north of the area, including the setting of the Listed Buildings at Maddocks Hall and Terling Place directly to the north should be preserved. There is also a recommendation to preserve the parkland landscape around Berwick Place and to the east of Toppinghoe Hall.
- The Hatfield Peverel and Nounsley Character Assessment (2016) includes a number of 'key views' within the HPNDP area. These are:
 1. Views on Ulting Road that keep the villages of Hatfield Peverel and Nounsley separated;
 2. The Green and The Recreation ground as notable open areas within the village;
 3. Views from the rear of The Vineyards and over to Terling Hall; Views from Stonepath Drive and towards Stonepath Drive from Crabbs Hill;
 4. Views of The Priory and Nounsley from Mowden Hall Lane; and
 5. Footpaths off Spring Lane.
 - The Braintree District Settlement Fringes Evaluation of Landscape Analysis, forming part of the emerging BDC Local Plan evidence base, indicates that areas adjacent to the existing development boundary have medium to medium-high landscape capacity. Areas associated with Hatfield Priory Registered Park and Garden and the River Ter are assessed as having low capacity.
 - As identified as a key issue through community engagement, special open green spaces and open vistas should be protected to maintain the rural feel of the village in its countryside setting.

- Through community engagement as part of the plan-making process, concerns were raised in regards to possible merging with other settlements (coalescence) particularly with Witham, Nounsley and Boreham.

3.3.6 Soil Quality

- The majority of the Neighbourhood Development Plan area is within Grade 2 Agricultural Land ('very good'), with an area of Grade 3 Agricultural Land ('good to moderate') associated with land surrounding the course of the River Ter. Grade 2 Agricultural Land represents the best and most versatile agricultural land within the wider District.

3.3.7 Population and Social (including Education and Skills)

- In Braintree District, the level of demand for secondary school places in Year 7 is predicted to rise over the course of the next 5 years.
- St Andrews Infant School and St Andrews Junior School both have existing capacity (adjusted for projected housing growth) as identified in the Commissioning School Places in Essex Plan (2017-2022).
- The nearest Secondary School is the Maltings Academy in Witham, which has a forecast deficit of 32 places (2009/21) when adjusted for new housing.
- Hatfield Peverel Parish has a population of approximately 4,500 residents and 1,900 homes. This represents the 5th largest amount of homes in the District, and the 5th highest population, by Parish.

3.3.8 Air Quality and Noise

- There are no Air Quality Management Areas (AQMAs) located in or in proximity of the Plan area.
- There are air quality issues related to nitrogen dioxide (NO₂) and particulate emissions from vehicles travelling on the A12. Of the 12 passive diffusion NO₂ monitoring tubes located in the District, 3 exceeded the annual mean NO₂ objective concentration of 40 g/m³ in 2014. One of these was associated with the A12 at Hatfield Peverel.
- The Sustainability Appraisal of the Local Plan predicts that there would be 'significantly negative effects with uncertainty' regarding air quality surrounding the development of the Neighbourhood Development Plan's allocated site HATF608. The Sustainability Appraisal 'deals with' this 'significant negative effect with uncertainty' through the consideration that mitigation might be possible, for example by site layout or screening. There is some uncertainty however whether site HAT608 would be capable of this in isolation or whether this is in consideration of the wider extent of that additional land allocated within Policy LPP31 of the emerging Local Plan.
- The Plan area is bisected by the A12 and the railway line running through its northern part from the southwest to the northeast. The majority of the built up area of Hatfield Peverel runs parallel to the sunken A12 to both the north and (predominantly) the south.

3.3.9 Climatic Factors

- Tendring District, Colchester Borough and Braintree District all consume more energy from non-renewable sources as a percentage of their consumption compared to the East of England as a whole. More than three quarters of Braintree District's 3,019.1GWh respective energy consumption is from petroleum products and natural gas.
- Mean summer precipitation has a 67% likelihood of decreasing by up to 10% across the whole region by 2020 and by 2050 the south of the East of England will see decreases by up to 20%. By 2050 much of the region is expected to see a mean winter precipitation increase of between 10% and 20%.

3.3.10 Transport

- The site benefits from an existing rail link and in addition links to the A12 with on and off slips to the west and east of Hatfield Peverel. This access to the strategic road network is likely to prove private car use attractive.
- Hatfield Peverel train station has an hourly off-peak service to London Liverpool St, with more frequent trains at peak times.
- The rail link at Hatfield Peverel is frequently used by nearby settlements such as Maldon, creating traffic issues on The Street and Maldon Road.
- Across the wider area, the strategic road and rail network is heavily used, particularly given the proximity to and connectivity with London.
- The Plan area contains many rural lanes and roads which currently lack footpaths however there are a number of Public Rights of Way.
- A good existing bus network exists in the Plan area, providing a frequent service to Witham, Colchester and Chelmsford.
- Just 59.9% of residents in Braintree remain in the District for their work, with access to Chelmsford and London on the GEML.
- Parking at Hatfield Peverel railway station is limited as is additional parking available within walking distance (800m) at Hadfelda Square. Community engagement highlighted a wish that parking provision was improved.

3.3.11 Water

- The River Ter are is failing to meet the Water Framework Directive target of good ecological status and are considered to be at risk of further deterioration in water quality. Diffuse urban pollution from surface run off associated with future development could exacerbate this risk.
- Water management is challenging given the combination of development growth and Essex being one of the driest counties in England. In respect of water quantity a significant portion of the resource is considered to be 'water stressed'; the resource availability status of rivers and aquifers show that they are generally over abstracted; and not self-sufficient in relation to local sources of water supply and needs to import substantial quantities of water to satisfy existing demand.

- In Braintree, the latest Water Cycle Study concludes that potable water may require an upgrade, but that potable water supply can support the predicted growth in the District. A stage 2 report explores the possibility of reducing water demand through dwelling design. Additional Wastewater Treatment Works (now Water Recycling Centres) and Sewerage Networks may be required as environmental water quality is highlighted as a cause for concern, but again there is confidence that existing treatment facilities can support the additional wastewater.

3.3.12 Flooding

- The National Planning Policy Framework seeks to avoid inappropriate development in areas at risk of flooding, but where development is necessary, to ensure that it is safe and does not increase flood risk elsewhere.
- The River Ter flows through the Plan area running north-south to the west of the village of Hatfield Peverel. There are areas of land within Flood Risk Zones 2 and 3 associated with the river and tributaries to the east and west extending from the River Ter.
- The BDC Level 1 Strategic Flood Risk Assessment (SFRA) forming part of the LPA's Local Plan evidence base, shows that parts of the HPNDP area are have a $\geq 50\%$ $< 75\%$ probability of flooding from Ground Water. These areas largely represent that of the built up area of Hatfield Peverel and extending eastwards.

3.3.13 The Historic Environment

- The historic environment should be effectively protected and valued for its own sake, as an irreplaceable record which contributes to our understanding of both the present and the past.
- Protected lanes have a significant historic value. They generally originate from pre-historic track ways, which have been in continual (if lighter) use since. Protected lanes are often narrow, sunken and enclosed by a combination of mixed deciduous hedges and mature trees, ditches and raised verges that can be indications of great age. The volume weights and speed of traffic is often limited to preserve the special character and due to their age and use they also have great biological value. Protected Lanes and non-statutory assets, however hold some weight in planning decisions. There are 3 lanes - Terling Hall Road, Bumfords Lane, and Sportsmans Lane - which have met the threshold for Protected Lane status within the Plan area.
- The main built up area of the village of Hatfield Peverel contains approximately 20 Listed Buildings. There are a further 8 Listed Buildings in village of Nounsley. There are approximately 15 further Listed Buildings in more rural parts of the plan area, including Grade II* Listed Hatfield Place and St Andrews Church.
- There is a Scheduled Monument at Hatfield Priory to the south east of the built up area of Hatfield Peverel.
- The Plan area contains the Grade II* Listed 'The Priory', and its associated Registered Park and Garden to the south east of the built up area of Hatfield Peverel.

3.3.14 Minerals and Waste

- The entire HPNDP area is within a Minerals Safeguarding Area for sand and gravel as defined in the ECC Adopted Minerals Local Plan 2014.
- The nearest Recycling Centre for Household Waste (RCHW) is located a relatively short distance away within Boreham / Springfield.

3.3.15 Utilities

- All the electrical networks west of Braintree are 11kV rural supplies, consisting mainly of overhead lines. These would have limited capacity to supply new development and overhead lines are inherently less reliable than underground cables, as they are more susceptible to storm damage.
- There is capacity in the medium pressure gas network in the region, but local low pressure upgrades will be required.
- Current broadband provision in the settlement area is poor, largely due to the distance from the site to the closest BT exchanges. Consequently, internet performance within the site is also poor; however upgrades are scheduled for 2019.

3.3.16 Community Facilities

- Through community engagement, an issue was raised regarding a desire to enhance community facilities such as the library, school, doctors, village hall, churches, and sports facilities.
- An Open Spaces Study (2016-2033), forming part of the BDC emerging Local Plan evidence base, states that for the Hatfield Peverel and Terling Ward there is 4.1ha of allotment space, 6.86ha of amenity green space, 5.51ha of park and recreation ground, and 0.36ha of play space (children) which was deemed as a sufficient supply. The study identified a lack of play space (youth) to the tune of 0.12ha.
- The Plan area contains a GP Surgery, a number of local shops, restaurants / takeaways and public houses.

3.3.17 Trans-national Implications

This SEA Environmental Report explores the state of the environment within the area of the Plan; however consideration has been given to the possibility of trans-national impacts resulting from the scale of growth and those broad locations identified for development.

In view of this, no trans-national effects are deemed likely as a result of the Plan singularly or in combination with the relevant Local Plan of Braintree. This is as result of the Section One Habitats Regulation Assessment Screening Assessment and associated Appropriate Assessment (AA) (2017) which explores the environmental impacts of the principle of the Garden Community on international and national designations for nature conservation. The AA identifies that although impacts arise as a result of the level of growth resulting from Garden Communities due to recreation, effective mitigation is possible. Further to an Essex

Coast Recreational Avoidance Mitigation Strategy (RAMS) being undertaken for the wider County, mitigation of impacts can be expected. There is a possibility that mitigation measures would be required in the Plan area, however not commensurate to the effects of the plan individually.

3.3.18 Data Limitations

Relevant information is not available for the focused HPNDP area on a particularly detailed basis on all sustainability themes. As a result there are some quantitative gaps within the data set which would ideally have been identified. It is believed however that the available information shows a comprehensive view on sustainability within the HPNDP area as of the beginning of March 2018.

3.4 Sustainability Issues and Problems and the formulation of SEA Objectives (Stage B3)

The outcome of Stages B1 – B2 in the SEA process is the identification of key sustainability issues and problems facing the Plan area which assist in the finalisation of a set of relevant SEA Objectives that can be subsequently expanded upon in a SEA Framework. Issues are also identified from the review of plans and programmes and a strategic analysis of the baseline information.

The assessment of the Plan will be able to evaluate, in a clear and consistent manner, the nature and degree of impact and whether significant effects are likely to emerge from the Plan's content.

The following table outlines the thought process which has led to the formulation of the SEA Objectives for the Plan. The state of the environment in absence of the Plan is derived from the Baseline Information addressed in Annex B accompanying this report and the remit of the Plan in the wider planning policy context.

Table 2: Key Sustainability Issues and Problems

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
Economy	The former Arla Dairy was located within the Plan area, and provided a significant amount of jobs. Arla announced its intention to close this milk processing production facility in March 2016, with production ending in July 2016, affecting approximately 230 jobs.	The Plan seeks to encourage employment growth through an increase in the number of active small businesses within the Plan area, with support for the expansion of existing businesses. Additionally, the Plan supports mixed-use development on the former Arla site, whereas it can be expected that a purely residential led scheme on the	To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area
	Community engagement raised a desire for local shops, businesses and pubs to be retained and enhanced.		

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
		site could be forthcoming in the absence of the Plan.	
	Hatfield Peverel is identified as a 'Key Service Village' within the LPA's settlement hierarchy. Retail activity is centred on two main streets within the Plan area. The Plan's Economy Section (page 14) offers anecdotal evidence that units rarely become available and are quickly filled once vacant.	Although significant changes to the baseline are unlikely to occur as a result of planning policy, the Plan can seek to retain and attract new retail activity within the Plan area.	To retain, enhance and attract retail activity within the HPNDP area
Health	Access to natural greenspace (ANGSt ¹) (Natural England) is an issue within the wider District and this is also true of Hatfield Peverel. Areas of the Plan area are within 5km of a 100ha+ greenspace site, however much of the Plan area is not within any buffer / has with no accessible natural greenspace provision of a suitable scale and type.	The Plan has the opportunity to ensure that open space is protected within the Plan area and where possible ensure that new development can contribute to new open space requirements. This might not be the case in the absence of a plan-led approach and suitable planning framework, and this land could be lost to development pressures.	To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area
	The proportion of adults participating in 30 minutes, moderate intensity sport has decreased in recent surveys at local, sub-national and national levels.	In safeguarding existing leisure and recreational facilities, as well as ensuring inclusive access to them, the Plan can ensure that healthy lifestyles are promoted. In the absence of the Plan it can not be certain whether such facilities would be retained due to development pressures.	To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area

¹ Within the ANGSt model, accessibility means the "ability of visitors to physically gain access to a site" (Handley et al, 2003b). In the Essex analysis, sites with unrestricted entry (full access sites) are included, but those with known access restrictions (e.g. footpath only, entrance fee, restricted opening hours) or no right of access were excluded from the analysis of accessible natural greenspace provision.

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
Housing	As life expectancy increases, the age structure is expected to change, with a marked increase in the number and proportion of the population who will be aged 65 and over. The number of one-person households is also expected to increase.	The Plan is committed to ensuring varied housing tenures, ensuring affordability. This can not be considered as forthcoming through development that is not plan-led, where it is likely that outcomes are sought that are most profitable.	To ensure a mix of housing types and tenures from new residential or mixed use development proposals in the HPNDP area that meet identified local needs
	The SHMA for Braintree, Colchester, Chelmsford and Tendring Councils indicates that the majority of market housing and affordable housing should be 2 and 3 bedroom properties. This trend is replicated when assessing all housing, with 70.3% of housing need across the Districts and Boroughs is 2 and 3 bedroom dwellings.		
	Community engagement raised a concern that future development might not be in the right locations and of the right scale and type for the area.	Additionally the Plan can seek to ensure that development occurs in the favourable locations regarding sustainability which could otherwise not be the case in absence of a locally-led Plan.	
	At the District level and wider afield (within the relevant Housing Market Area (HMA)), there is an identified need for a significantly higher amount of new housing to be built than historically has been the case. BDC's emerging Local Plan states of Key Service Villages that, <i>'development may be considered sustainable within a Key Service Village, subject to the specific constraints and opportunities of that village.'</i> It adds that, <i>'Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.'</i>		
Affordable housing	The SHMA (2015) for the emerging BDC Local Plan identifies that the supply of affordable accommodation is limited in the District. The SHMA identifies that the highest percentage of total net annual need is for 2 bedroom homes at 54.7%, followed by 3 bedroom homes at 24.8%.	The Plan can ensure affordable housing percentages relevant to identified need. In the absence of the Plan this target would still likely be upheld (as per the emerging BDC Local Plan), however a	To ensure an appropriate level of new housing is affordable for all

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
		scenario where there is a lack of a local planning framework could see development being permitted at lower affordable housing percentages.	
Biodiversity	An area of Ancient / Semi-Natural Woodland exists within the south east of the Plan area.	A plan-led approach to development can ensure that existing features of biodiversity are protected. Comparatively, this is unlikely to be the case through in the absence of an adopted local planning framework.	To protect and enhance existing features of biodiversity within the HPNDP area
	A number of areas on the Priority Habitat Inventory exist throughout the Plan area, including wood pasture, deciduous woodland and traditional orchards. There are also small areas of young tree woodland on the National Forest Inventory.		
	The waterways of the River Ter and River Chelmer create a green corridor providing ecological networks through the waterways and the species-rich grasses and woodlands which grow alongside them.		
	The HRA Screening Report for the HPNDP states that there is a potential pathway for development at Hatfield Peverel to impact on the SPA/SAC/Ramsar sites within scope of the HRA as the Parish lies within the Zones of Influence.	The relationship between areas of biodiversity interest and human activity through recreation are often incompatible in terms of wildlife conservation. A plan led approach can ensure that such management and the identification of land for recreational purposes is ensured, and/or development contributions secured for this purpose as necessary	To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.
Landscape	The Braintree District Settlement Fringes Evaluation of Landscape Analysis, forming part of the emerging BDC Local Plan evidence base, indicates that areas adjacent to the existing development boundary have medium to medium-high landscape capacity. Areas associated with Hatfield Priory Registered Park and Garden and the River Ter are assessed as	An evidence based planning policy framework can ensure that sensitive natural features are integrated, protected and enhanced. This can predominantly be expected to be ensured through policy at the LPA level, however	To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to,

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
	having low capacity.	additional and more detailed evidence can be ensured at the Neighbourhood Plan level.	from and across the HPNDP area.
	<p>The Hatfield Peverel Local Landscape Character Assessment (2015) identifies several Local Landscape Character Areas which in turn identify elements of the local landscape that should be retained, preserved and enhanced. These include the visual qualities of views in the River Ter South Area; views related to a strong sense of a river valley landscape in the River Blackwater Area; open farmland and the ecological value of The Jenkins Land Area (including the small to medium scale and pastoral nature of the landscape); the open and medium to large scale landscape, (including the adjacent valley landscapes of the Rivers Ter and Chelmer) and subsequent key views within the Mowden Area; and the distinct rural qualities of Terling Parish to the north of the River Ter North Area, including the setting of the Listed Buildings at Maddocks Hall and Terling Place and parkland landscape around Berwick Place and to the east of Toppinghoe Hall.</p>		
	<p>The Hatfield Peverel and Nounsley Character Assessment (2016) includes a number of 'key views' within the HPNDP area. These are:</p> <ul style="list-style-type: none"> • Views on Ulting Road that keep the villages of Hatfield Peverel and Nounsley separated; • The Green and The Recreation ground as notable open areas within the village; • Views from the rear of The Vineyards and over to Terling Hall; Views from Stonepath Drive and towards Stonepath Drive from Crabbs Hill; • Views of The Priory and Nounsley from Mowden Hall Lane; and • Footpaths off Spring Lane. 		

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
	As identified as a key issue through community engagement, special open green spaces and open vistas should be protected to maintain the rural feel of the village in its countryside setting.	The Plan can ensure that local views are protected throughout the Plan area on a basis that can be consistently used at that level. In the absence of the Plan, it can be expected that broader and higher-level evidence would be utilised to make planning decisions.	To protect the rural setting of the HPNDP area outside of established development boundaries
Soil quality	The majority of the Neighbourhood Development Plan area is within Grade 2 Agricultural Land ('very good'), with an area of Grade 3 Agricultural Land ('good to moderate') associated with land surrounding the course of the River Ter. Grade 2 Agricultural Land represents the best and most versatile agricultural land within the wider District.	The loss of agricultural land is inevitable through the majority of greenfield development. The Plan can ensure that the development of brownfield land is prioritised and any allocations favoured in this regard. A local planning policy framework can ensure that speculative proposals for development of greenfield land can be opposed where relevant and on the balance of sustainability factors.	To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.
Minerals	The entire HPNDP area is within a Minerals Safeguarding Area for sand and gravel as defined in the ECC Adopted Minerals Local Plan 2014.	There would be no change to current conditions or frameworks in the absence of the Plan.	
Retention and enhancement of facilities	Through community engagement, an issue was raised regarding a desire to enhance community facilities such as the library, school, doctors, village hall, churches, and sports facilities.	The Plan can promote and set a framework for retention and enhancement of community facilities and open space in the Plan area. It is possible that development pressures could lead to a loss of some facilities in the absence of a local planning	To retain, enhance and attract new community facilities and services within the HPNDP area

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
	An Open Spaces Study (2016-2033), forming part of the BDC emerging Local Plan evidence base, states that for the Hatfield Peverel and Terling Ward there is 4.1ha of allotment space, 6.86ha of amenity green space, 5.51ha of park and recreation ground, and 0.36ha of play space (children) which was deemed as a sufficient supply. The study identified a lack of play space (youth) to the tune of 0.12ha.	framework.	
Transport and Access	Just 59.9% of residents in Braintree (District) remain in the District for their work.	The Plan can ensure the retention and promotion of enhanced services and facilities within the Plan area. This can ensure that residents take fewer trips outside the Plan area for convenience shopping and day to day needs. This can offset traffic implications on existing roads as much as possible. It is thought that without this requirement established within the Plan, local services and facilities could be put under pressure in regards to capacity.	To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion
	A Business Survey forming part of the Plan's evidence base indicates that approximately 60% of respondents stated that their catchment area was a 10 mile radius.		
Capacity of transport infrastructure	The strategic road and rail network is heavily used, particularly given the proximity to and connectivity with London.	There would be no change to current conditions or committed projects in the absence of the Plan.	

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
	The rail link at Hatfield Peverel is frequently used by nearby settlements such as Maldon, creating traffic issues on The Street and Maldon Road.		
Sustainable Transport	Hatfield Peverel railway station lies within the Plan area and is well located to the majority of the built up area of the main village of Hatfield Peverel.	A plan-led approach can ensure that development allocations can benefit from effective links to rail and bus services within the Plan area. It is possible that this would not be ensured through any planning application without such a requirement either physically or through sufficient contributions.	To promote and maximise the use of sustainable transport modes and to promote home working
	Hatfield Peverel train station has an hourly off-peak service to London Liverpool St, with more frequent trains at peak times.		
	An existing bus network exists (Chelmsford – Colchester) within the Plan area, currently setting down on The Street and providing a relatively frequent service.		
Telecommunications	Current broadband provision in the Plan area is poor, with a lack of super-fast broadband. This is largely due to the distance from the site to the closest BT exchanges.	There would be no change to current conditions or frameworks in the absence of the Plan.	
Parking	Parking at Hatfield Peverel railway station is limited as is additional parking available within walking distance (800m) at Hadfelda Square. Community engagement highlighted a wish that parking provision was improved.	The Plan can ensure a level of car parking, and design in such parking, that is suitable for the number of homes. The requirements are unlikely to be clear and specifically suitable to the wider design requirements of the Garden Community in the absence of the Plan.	To ensure an appropriate level of car parking
Air Quality and noise	Of the 12 passive diffusion NO ₂ monitoring tubes located in the District, 3 exceeded the annual mean NO ₂ objective concentration of 40 g/m ³ in 2014. One of these was associated with the A12 at Hatfield Peverel.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might	To ensure no deterioration of current air quality standards as a result of new development

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
		otherwise not be the case	
	The Sustainability Appraisal of the Local Plan predicts that there would be 'significantly negative effects with uncertainty' regarding air quality surrounding the development of the Neighbourhood Development Plan's allocated site HATF608. The Sustainability Appraisal 'deals with' this 'significant negative effect with uncertainty' through the consideration that mitigation might be possible, for example by site layout or screening. There is some uncertainty however whether site HAT608 would be capable of this in isolation or whether this is in consideration of the wider extent of that additional land allocated within Policy LPP31 of the emerging Local Plan.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	
	The Plan area is bisected by the A12 and the railway line running through its northern part from the southwest to the northeast. The majority of the built up area of Hatfield Peverel runs parallel to the sunken A12 to both the north and (predominantly) the south.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	To ensure the impacts of noise pollution are not experienced for, or as a result of, new development
Water	The River Ter is failing to meet the Water Framework Directive target of good ecological status and is considered to be at risk of further deterioration in water quality.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.
	Water management is challenging given the combination of development growth and Essex being one of the driest counties in England. In respect of water quantity a significant portion of the resource is considered to be 'water stressed'.		
Flood Risk	The River Ter flows through the Plan area running north-south to the west of the village of	There would be no change to current conditions or	To ensure that there is no increase in

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
	Hatfield Peverel. There are areas of land within Flood Risk Zones 2 and 3 associated with the river and tributaries to the east and west extending from the River Ter.	frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	fluvial or ground water flood risk as a result of development and to ensure the promotion of Sustainable Drainage Systems (SuDS)
	The BDC Level 1 Strategic Flood Risk Assessment (SFRA) forming part of the LPA's Local Plan evidence base, shows that parts of the HPNDP area are have a $\geq 50\%$ $<75\%$ probability of flooding from Ground Water. These areas largely represent that of the built up area of Hatfield Peverel and extending eastwards.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	
The Historic Environment	The main built up area of the village of Hatfield Peverel contains approximately 20 Listed Buildings. There are a further 8 Listed Buildings in village of Nounsley. There are approximately 15 further Listed Buildings in more rural parts of the plan area, including Grade II* Listed Hatfield Place and St Andrews Church.	There would be no change to current conditions or frameworks in the absence of the Plan. The Plan can however direct development to through allocations, or through suitable policy approaches seeking mitigation that might otherwise not be the case	To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.
	There is a Scheduled Monument at Hatfield Priors to the south east of the built up area of Hatfield Peverel.		
	The Plan area contains the Grade II* Listed The Priors, and its associated Registered Park and Garden to the south east of the built up area of Hatfield Peverel.		
	There are 3 lanes - Terling Hall Road, Bumfords Lane, and Sportsmans Lane - which have met the threshold for Protected Lane status within the Plan area.		
Impacts of growth on existing	Through community engagement as part of the plan-making process, concerns were raised in regards to possible merging with other	The Plan can ensure that coalescence is minimised or prevented through allocating	To improve areas between existing settlements and to

General theme	Description / Supporting Evidence	State of environment in absence of the plan	SEA Objective (SO)
communities	settlements (coalescence) particularly with Witham, Nounsley and Boreham.	land away from such areas, and / or the identification of green wedges. It is possible that development pressures could lead to the development of land that contributes to the coalescence of settlements without such assurances made within relevant policy at the local level.	ensure that there is no coalescence with existing settlements.
	Hatfield Peverel Parish has a population of approximately 4,500 residents and 1,900 homes. This represents the 5 th largest amount of homes in the District, and the 5 th highest population, by Parish.		
	An allocation within the emerging BDC Local Plan is located within the HPNDP boundary at its north eastern extent. Wood End Farm, as allocated for 450 dwellings within the emerging Local Plan, represents an urban extension to Witham and is considered a Strategic Growth Location. To this extent, the allocation is outside the remit of the HPNDP.		
	Within the emerging BDC Local Plan, a number of site allocations exist surrounding the Arla site between the A12 and the GEML. Together, this area has been categorised as a Comprehensive Development Area and could deliver up to 285 new dwellings.		

The following table explores whether the identified SEA Objectives above fall into the three broad categories of sustainability, namely social, environmental and economic themes.

Table 3: The SEA Objectives

SEA Objective	Environmental	Social	Economic
1) To protect and enhance existing features of biodiversity within the HPNDP area	✓		
2) To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.	✓		
3) To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to, from and across the HPNDP area.	✓	✓	
4) To protect the rural setting of the HPNDP area outside of established development boundaries	✓	✓	
5) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	✓		
6) To ensure no deterioration of current air quality standards as a result of new development	✓		
7) To ensure the impacts of noise pollution are not experienced for, or as a result of, new development	✓	✓	
8) To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.	✓		
9) To ensure that there is no increase in fluvial or ground water flood risk as a result of development.	✓		
10) To ensure the promotion of sustainable drainage systems within new development	✓		
11) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	✓	✓	
12) To improve areas between existing settlements and to ensure that there is no coalescence with existing settlements.	✓	✓	
13) To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area		✓	

SEA Objective	Environmental	Social	Economic
14) To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area		✓	
15) To retain, enhance and attract new community facilities and services within the HPNDP area		✓	
16) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	✓	✓	
17) To ensure an appropriate level of car parking		✓	
18) To promote and maximise the use of sustainable transport modes and to promote home working	✓	✓	
19) To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area			✓
20) To retain, enhance and attract retail activity within the HPNDP area		✓	✓
21) To ensure a mix of housing types and tenures from new residential or mixed-use development proposals in the HPNDP area that meet identified local needs		✓	✓
22) To ensure an appropriate level of new housing is affordable for all		✓	✓

3.4.1 The Compatibility of the SEA Objectives

A total of 22 SEA Objectives have been derived for the appraisal of the Plan. They are based on the scope of the document, policy advice and guidance and to the assessment of the current state of the environment.

It is useful to test the compatibility of SEA Objectives against one another in order to highlight any areas where potential conflict or tensions may arise. 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.

Areas of potential incompatibility or uncertainty between the objectives relevant to the Plan are explained within the following bullet points:

- Protecting soil quality and the majority of the economic and social based objectives:**
 Notionally, there can be expected to be unavoidable harm in regard to minimising the loss of the best and most versatile agricultural land with all other objectives relevant to build development

within the Garden Community. The Plan area is within Grade 2 Agricultural Land, which represents the best and most versatile agricultural land within Braintree District. It should be acknowledged however that the majority of Greenfield land within the District is comprised of this agricultural classification and the loss can not be considered significant in view of proportional loss.

- **Sustainable transport and the need to ensure road access and car parking:** The promotion of the uptake of sustainable transport modes can be seen as potentially incompatible with the needs of ensuring appropriate linkages to the existing road network and suitable parking provision at destinations. Similarly, the impacts of poorly designed and insufficient car parking can be significant negative from both design and safety aspects. Although truly sustainable outcomes can be seen to correspond to a modal shift to sustainable transport methods, notions of inclusivity determine that safe and efficient road access and parking need to also be ensured to reflect the baseline of car ownership and the reality that sustainable transport modes can not be considered suitable for all demographics.
- **Open space and recreation based objectives with those associated with recreation and wildlife conservation / enhancement:** Although similar in form, it must be noted that the inclusion of recreational land should largely be provided in isolation from those areas that have been identified as contributing to green infrastructure. Similarly, land for purely landscape purposes should be managed in a way that offers either recreational or biodiversity value. The impacts of recreational activity on biodiversity and wildlife conservation can be significantly damaging to habitats.
- **Historic Environment conservation / enhancement with general development needs:** Historic Environment assets can come in many forms and in the built and natural environment. With this in mind, it is inevitable that there will be a degree of conflict between protection objectives and those that seek to ensure development needs are met.

3.5 The Approach to Assessing the HPNDP

3.5.1 Introduction

As previously set out, the Plan includes specific proposals, and detailed policies to ensure sustainable development within the Plan area over the Plan period.

The SEA, in line with the scope of the Plan, is required to assess the impacts of the Plan's content. For this purpose, and as required of SEA, a broad SEA Framework relevant to the scope of the Plan area has been devised. The SEA Framework takes the SEA Objectives identified previously in this report as a starting point, and elaborates on each objective in turn with a series of criteria or 'key questions' to aid the assessment of the Plan's content in more detail.

3.5.2 The SEA Framework for Assessing Policy Options

The following SEA Framework forms the basis of the methods used to evaluate the effects of the Plan. Quantitative analysis is used where available; however a number of assumptions are required in order to make qualitative and comparable judgements to assess options to the same level of detail. It is important that a level playing field is ensured for the assessment of options, with the same level of information being

used to assess all options. Assumptions are set out in the relevant sections of this SEA in which specific elements of the Plan are assessed.

Table 4: SEA Framework for Assessing the Plan

SEA Objective	SEA Criteria	Potential Indicators
1) To protect and enhance existing features of biodiversity within the HPNDP area	<ul style="list-style-type: none"> - Will development have a potential impact on a national, international or European designated site (SPA, SAC, Ramsar, SSSI)? - Will it maintain and enhance sites otherwise designated for their nature conservation interest? - Will it conserve and enhance natural/semi natural habitats? - Will it conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species? 	<ul style="list-style-type: none"> - Impacts (direct and indirect) on designated sites (leading to loss / improvement in monitored conditions) - Applications required to submit ecological surveys
2) To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.	<ul style="list-style-type: none"> - Will recreational spaces be carefully managed and promoted? - Will habitats be suitably protected and enhanced, either physically or through careful management? 	<ul style="list-style-type: none"> - Journeys to Natura 2000 sites for recreational uses - Condition of habitats on site - Financial contributions to Essex Coast RAMS (when process progressed)
3) To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to, from and across the HPNDP area.	<ul style="list-style-type: none"> - Does it seek to create new landscape features on site? - Does it seek to include a high quality public realm? - Does it seek to protect and enhance existing on-site features of a landscape value? - Does it also seek to enhance 'townscape'? - Does it seek to address crime and the fear of crime through effective design measures? 	<ul style="list-style-type: none"> - Loss of TPOs - Applications permitted contrary to recommendations within the Landscape Character Assessment (2015)
4) To protect the rural setting of the HPNDP area outside of established	<ul style="list-style-type: none"> - Does it seek to utilise current conditions and character in the wider landscape? 	<ul style="list-style-type: none"> - Presence of indigenous and non-indigenous species through ecological surveys and

SEA Objective	SEA Criteria	Potential Indicators
development boundaries	<ul style="list-style-type: none"> - Will existing features be utilised as part of landscape character of newly created areas? 	<ul style="list-style-type: none"> requirements and the planning application stage - Applications permitted contrary to recommendations within the Landscape Character Assessment (2015)
5) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	<ul style="list-style-type: none"> - Will it seek to locate development in areas of lower soil quality or not in farming use? - Will it ensure that soil quality is not compromised? - Will it support or lead to the remediation of contaminated land, avoiding environmental pollution or exposure of occupiers or neighbouring land uses to unacceptable health risk? - Does it seek to direct development away from the Minerals Safeguarding Area? 	<ul style="list-style-type: none"> - Loss of Grade 2 ALC (Ha). - Contaminated land brought back into beneficial use, hectares - Applications for non-Minerals activity submitted within the Minerals Safeguarding Zone for sand and gravel
6) To ensure no deterioration of current air quality standards as a result of new development	<ul style="list-style-type: none"> - Will air quality assessments be required of relevant applications in proximity to the A12? - Will mitigation measures be sought? 	<ul style="list-style-type: none"> - Applications submitted with accompanying air quality assessments - Applications approved with air quality mitigation measures
7) To ensure the impacts of noise pollution are not experienced for, or as a result of, new development	<ul style="list-style-type: none"> - Will noise impact assessments be required of relevant applications in proximity to the A12? - Will mitigation measures be sought? 	<ul style="list-style-type: none"> - Applications submitted with accompanying noise impact assessments - Applications approved with noise related mitigation measures
8) To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.	<ul style="list-style-type: none"> - Will it lead to no deterioration on the quality of water bodies? - Will water resources and sewerage capacity be able to accommodate growth? 	<ul style="list-style-type: none"> - Quality of Rivers (number achieving ecological good status) - Number of planning permissions granted contrary to the advice of the Environment Agency on grounds of water quality
9) To ensure that there is	<ul style="list-style-type: none"> - Does it seek to avoid development in 	<ul style="list-style-type: none"> - Number of planning permissions

SEA Objective	SEA Criteria	Potential Indicators
no increase in fluvial or ground water flood risk as a result of development.	<p>areas at risk of flooding (fluvial, groundwater, surface water)?</p> <ul style="list-style-type: none"> - Does it seek to avoid increasing flood risk (fluvial, surface water, groundwater) in areas away from initial development? 	<p>granted contrary to the advice of the Environment Agency on flood defence grounds</p>
10) To ensure the promotion of sustainable drainage systems within new development	<ul style="list-style-type: none"> - Does it promote the inclusion of Sustainable Drainage Systems (SuDS) in new developments and will their integration be viable? 	<ul style="list-style-type: none"> - Number of SuDS schemes approved by ECC
11) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	<ul style="list-style-type: none"> - Will it protect and enhance designations, features and areas of historical, archaeological and cultural value in both built up and rural areas? - Will it have a negative impact on the significance of a designated historic environment asset or its setting? - Does it seek to enhance the range and quality of the public realm and open spaces? - Does it encourage the use of high quality design principles to respect local character? - Will / can any perceived adverse impacts be reduced through adequate mitigation? 	<ul style="list-style-type: none"> - Percentage of new and converted dwellings on previously developed land - Number of listed buildings demolished, repaired or brought back to use, including locally listed buildings - New Conservation Area Appraisals adopted - Number of Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens (and percentage at risk) - Area of highly sensitive historic landscape characterisation type(s) which have been altered and their character eroded - Number of major development projects that enhance or detract from the significance of heritage assets or historic landscape character - Percentage of planning applications where archaeological investigations were required prior to approval or mitigation strategies developed or implemented
12) To improve areas	<ul style="list-style-type: none"> - Does it seek to restrict sprawl and 	<ul style="list-style-type: none"> - Applications refused / approved

SEA Objective	SEA Criteria	Potential Indicators
between existing settlements and to ensure that there is no coalescence with existing settlements.	<p>'ribbon development' between existing settlements / development boundaries?</p> <ul style="list-style-type: none"> - Does it support 'infill development' to meet housing and employment needs? - Does it seek to restrict development of 'the countryside'² as defined by the LPA? - Will landscapes and features sensitive to development be protected? 	<p>within 'the countryside'</p> <ul style="list-style-type: none"> - Applications approved for infill development
13) To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area	<ul style="list-style-type: none"> - Does it seek to ensure increased green and open space provision that is accessible to all? - Does it seek to retain and enhance existing open space? 	<ul style="list-style-type: none"> - Walking distances to natural greenspace (800m)
14) To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area	<ul style="list-style-type: none"> - Does it seek to improve health and well-being? - Does it seek to promote and support applications for new public leisure and recreation facilities? - Does it seek to retain existing leisure and recreation land for that use? - Does it seek enhancements to existing leisure and recreation uses? - Will new leisure and recreation facilities be in broadly accessible locations to new and existing communities? - Does it seek to preserve PRowS and bridleways? 	<ul style="list-style-type: none"> - Applications approved for new leisure and recreational uses? - Applications approved that seek a replacement of existing leisure and recreational uses? - Condition of existing leisure and recreation facilities (as identified in Parish Council meeting minutes etc.)
15) To retain, enhance and attract new community facilities and services within the HPNDP area	<ul style="list-style-type: none"> - Does it seek to promote and support applications for new community facilities and services? - Does it seek to retain existing new 	<ul style="list-style-type: none"> - Applications approved for new community facilities and services? - Applications approved that seek a replacement of existing community

² Areas outside of identified development boundaries are considered 'the countryside'

SEA Objective	SEA Criteria	Potential Indicators
	<p>community facilities and services for relevant uses?</p> <ul style="list-style-type: none"> - Does it seek enhancements to existing new community facilities and services? - Will new community facilities and services be in broadly accessible locations to new and existing communities? 	<p>facilities and services?</p> <ul style="list-style-type: none"> - Condition of existing community facilities and services (as identified in Parish Council meeting minutes etc.)
16) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	<ul style="list-style-type: none"> - Does it seek to improve or avoid increasing traffic flows generally? - Does it seek to ensure that adequate road access is addressed? - Does it direct developers to appropriate guidance regarding street design? 	<ul style="list-style-type: none"> - Traffic flows - Percentage of journeys to work by walking and cycling and percentage of journeys to work by public transport
17) To ensure an appropriate level of car parking	<ul style="list-style-type: none"> - Does it seek to strike a balance between an increase in car parking and promoting sustainable methods of transportation (including walking and cycling)? - Does it seek to ensure an appropriate level of parking for cycles and PTWs? - Does it seek to ensure an appropriate proportion of parking bays are suitable for disabled users? 	<ul style="list-style-type: none"> - Capacity / uptake of car parks - Counts of illegally parked cars - Counts of parking on the street on Station Road (associated with the train station)
18) To promote and maximise the use of sustainable transport modes and to promote home working	<ul style="list-style-type: none"> - Does the Plan seek to ensure a high quality and safe public realm? - Does the Plan seek to preserve PRowS and bridleways? - Does the Plan seek to promote active modes? - Does the Plan seek to ensure sufficient cycle parking provision at destinations? - Does the Plan seek to ensure sufficient cycle parking provision within new residential developments? 	<ul style="list-style-type: none"> - Loss of bridleways / PRowS - Traffic flows - Applications permitted within 800m of services and facilities - Applications permitted within 800m of the train station - Applications permitted within 800m of a bus stop

SEA Objective	SEA Criteria	Potential Indicators
	<ul style="list-style-type: none"> - Will the Plan ensure / promote new development to be within walking distance (800m) of existing / new services and facilities? - Will the Plan ensure / promote new development to be within walking distance (800m) of the train station? - Will the Plan ensure / promote new development to be within walking distance (800m) of an existing bus stop? 	
19) To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area	<ul style="list-style-type: none"> - Will it promote a range of employment opportunities? - Will the employment opportunities available be mixed to suit a varied employment skills base? - Does it seek to ensure new employment floorspace? - Will it support business innovation, diversification, entrepreneurship and changing economies? 	<ul style="list-style-type: none"> - Amount of floor space developed for employment, sqm - Employment status of residents in ward. - Average gross weekly earnings. - Standard Occupational Classification. - Type and amount of employment uses delivered
20) To retain, enhance and attract retail activity within the HPNDP area	<ul style="list-style-type: none"> - Does it seek to promote a suitable level of convenience shopping? - Does it seek to promote an increase in the level of retail space, or conversion of non-retail premises to retail use? - Does it promote and enhance the viability of the existing local centre? - Does it seek to locate development within easy public travelling distance to the local centre? - Does it seek to improve public transport networks? 	<ul style="list-style-type: none"> - Footfalls in the main Hatfield Peverel retail areas - Traffic flows
21) To ensure a mix of housing types and tenures from new residential or mixed-use development proposals in the HPNDP	<ul style="list-style-type: none"> - Does it seek to provide housing for an ageing population? - Does it ensure a proportion of housing for social rent? 	<ul style="list-style-type: none"> - Number of lifetime homes - Number of homes for social rent - Number of affordable units - Housing mix

SEA Objective	SEA Criteria	Potential Indicators
area that meet identified local needs	<ul style="list-style-type: none"> - Does it seek to ensure a mix of dwelling types? - Does it seek to include a mix of dwelling sizes, including those of 2-3 bedrooms? 	<ul style="list-style-type: none"> - Housing size (bedrooms)
22) To ensure an appropriate level of new housing is affordable for all	<ul style="list-style-type: none"> - Does it seek to provide as high a proportion of affordable units as possible / viable? - Does it seek to ensure that affordable units are 2 bedroom properties? - Does it seek to ensure that affordable units are 3 bedroom properties? 	<ul style="list-style-type: none"> - Annual completions of affordable units - Annual completions of affordable units of 2-3 bedrooms

3.5.3 The SEA Framework for Assessing Site Options

The following SEA Framework forms the basis of the methods used to evaluate the effects of the Plan's site allocation and reasonable alternatives. Quantitative analysis is favoured to assess options to the same level of detail and to aid the Parish Council in the selection / rejection of options. To this extent, it should be noted that any site information that has been submitted as part of or accompanying any planning application, where this is the case for any site option, has been omitted from consideration unless there is a comparable level of information coming forward in this manner for all site options in the Plan area. It is important that a level playing field is ensured for the assessment of options, with the same level of information being used to assess all options.

The framework in the following table outlines the methodology for assessing site options, including how quantitative information relates to certain degrees of impact or effect. The broad SEA Objectives identified in Stage B of this SEA Environmental Report have been replicated in this framework as they represent the key issues and objectives for the Plan area. Expanding on these, quantifiable information is used where relevant related to each of these objectives.

It should be noted that the assessment of options at the Plan level within this SEA Environmental Report is a strategic undertaking (unlike project level environmental assessment work such as Environmental Impact Assessments) and the information presented can only be used within this specific context.

A lot of work has been undertaken at the emerging BDC Local Plan level regarding the assessment of sites within Hatfield Peverel, most notably through the Strategic Land Availability Assessment (SHLAA) and Sustainability Appraisal (SA) processes. The SEA Framework in the following table uses draws upon some of this information (methodology and assessment findings) where relevant.

A NOTE ON 'UNCERTAIN IMPACTS / EFFECTS' IN THIS SEA:

Within the following SEA Framework for the assessment of site options, a degree of impact is highlighted as 'uncertain'.

It should be acknowledged that within the assessment of site options 'uncertain' impacts can 'lean' towards either positive or negative impacts, and these additional degrees of impact will be highlighted within option assessments where relevant and expressed as:

?/+

Uncertain to positive impacts

?/-

Uncertain to negative impacts

Additionally, it should also be acknowledged that 'uncertain' impacts will only be highlighted where 'positive' or 'negative' impacts can not be predicted with any assurance or where there is a lack of reliable quantitative information that can be used to predict impacts (i.e. the only available information is considered qualitative / anecdotal).

Table 5: SEA Framework for Assessing the Plan's Site Options

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
1) To protect and enhance existing features of biodiversity within the HPNDP area	Loss of biodiversity features / GIS mapping	N/A	N/A	Proposal would not see the loss of any part of a designated site or priority habitat (including Ancient Woodland)	Uncertain impacts	Proposal borders a designated site or priority habitat (including Ancient Woodland)	Proposal would see the loss of any part of a designated site or priority habitat (including Ancient Woodland)
2) To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.	N/A	This SEA Objective is considered a policy consideration only.					
3) To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to, from and	Landscape sensitivity / Landscape Character Assessment	N/A	More than 75% of allocation is in landscape area with low sensitivity to change.	More than 75% of allocation is in urban area	Unknown sensitivity to change.	Significant proportion of allocation (>=25%) is in landscape area with	Significant proportion of allocation (>=25%) is in landscape area

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
across the HPNDP area.	report (BDC) (2006)					moderate sensitivity to change.	with high sensitivity to change.
4) To protect the rural setting of the HPNDP area outside of established development boundaries	Development boundary / BDC Adopted Core Strategy / SADMP	N/A	The site is within the Development Boundary	N/A	The site is adjacent to the Development Boundary; or there is uncertainty	The site is outside the Development Boundary	N/A
5) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	Soil quality / ALC mapping (Natural England)	N/A	N/A	All other proposals	Significant proportion of allocated land ($\geq 25\%$) on grade 3 agricultural land	Significant proportion of allocated land ($\geq 25\%$) on grade 2 agricultural land	N/A
	PDL / BDC Site Assessment (SHLAA)	N/A	Site is on brownfield land	N/A	Site is partially on brownfield / greenfield land, or otherwise uncertain	Site is on greenfield land	N/A

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
6) To ensure no deterioration of current air quality standards as a result of new development	Distance from A12 / GIS mapping	N/A	N/A	Site is > 200m from A12	Uncertainty	Site is within 200m of the A12, mitigation possible	Site is within 200m of the A12, mitigation not / unlikely to be possible without capacity falling under 5 dwellings
7) To ensure the impacts of noise pollution are not experienced for, or as a result of, new development	Distance from A12 & GEML / GIS mapping	N/A	N/A	Site is > 200m from A12 or GEML	Uncertainty	Site is within 200m of the A12 or GEML, mitigation possible	Site is within 200m of the A12 GEML, mitigation not / unlikely to be possible without capacity falling under 5 dwellings
8) To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.	N/A	This SEA Objective is considered a policy consideration only.					

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
9) To ensure that there is no increase in fluvial or ground water flood risk as a result of development.	Fluvial flood risk / (EA, DCLG mapping)	N/A	N/A	< 5% of allocation within Flood Zone 3, or < 25% within Flood Zone 2, or proposed use is classified as 'water compatible development' by Technical Guidance to the NPPF.	Uncertainty	Significant proportion of allocation (>=25%) is within Flood Zone 2 or smaller area (5% to < 25%) is within Flood Zone 3.	Significant proportion of allocation (>=25%) is within Flood Zone 3a or 3b.
	SPZs / EA mapping	N/A	N/A	Allocation does not fall in any SPZs or insignificant proportion (<25%) lies within SPZ1, 2 or 3	Significant proportion of allocation (>=25%) falls within SPZ3	Significant proportion of allocation (>=25%) falls within SPZ1 or SPZ2	N/A
10) To ensure the promotion of sustainable drainage systems	N/A	This SEA Objective is considered a policy consideration only.					

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
within new development							
11) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground	Impact on historic environment / BDC officer judgement based on site visit, reference to digital mapping of designated heritage assets, and Essex Heritage At Risk Register.	N/A	Development likely to enhance historic asset, for example by bringing an 'at risk' structure into appropriate use or improving a degraded setting.	No effect (assume in all cases where there is no designated historic asset within 1 km of allocation).	Uncertainty	Harm to significance of designated heritage asset or its setting where mitigation is likely to be feasible, for example via design and layout of the new development.	Loss of or considerable harm to significance of designated heritage asset or its setting, where mitigation is unlikely to be feasible.
12) To improve areas between existing settlements and to ensure that there is no	Coalescence / GIS mapping	N/A	N/A	The proposal would not diminish the extent of	Uncertainty	The proposal would diminish the extent of currently	The proposal would lead to the complete

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
coalescence with existing settlements.				currently undeveloped land between Hatfield Peverel and: Nounsley, Witham or Boreham		undeveloped land between Hatfield Peverel and: Nounsley, Witham or Boreham	development of currently undeveloped land between Hatfield Peverel and: Nounsley, Witham or Boreham
13) To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area	Open space / BDC site assessment (SHLAA)	N/A	Provision of new open space / accessible natural greenspace	No loss of open space / accessible natural greenspace	Uncertain impacts	Loss of open space / accessible natural greenspace	N/A
14) To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area	Leisure & recreation / BDC site assessment (SHLAA)	N/A	Provision of new leisure and recreation facilities	No loss of leisure and recreation facilities	Uncertain impacts	Loss of leisure and recreation facilities	N/A
15) To retain, enhance and attract new community facilities and services within the	Community facilities / BDC site assessment	N/A	Suitability for new community facilities	Existing community facilities remain.	Uncertainty surrounding impacts.	Removal of community facilities with no	N/A

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
HPNDP area	(SHLAA) (suitability for, requirements for, relocation of, enhancement to existing).		where none exist currently; or Enhancement of existing community facilities.			relocation	
16) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	Distance to GP Surgery / GIS mapping	N/A	<= 800m from Sydney House Surgery (represents 10 mins walking distance)	N/A	Uncertainty	> 800m from Sydney House Surgery (represents 10 mins walking distance)	N/A
	Distance to convenience shopping / GIS mapping	N/A	<= 800m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)	N/A	Uncertainty	> 800m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance)	N/A

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
	Distance to Primary school / GIS mapping	<= 400m from St Andrews Primary School (represents 5 mins walking distance)	<= 800m, > 400m from St Andrews Primary School (represents 5-10 mins walking distance)	N/A	Uncertainty	> 800m from St Andrews Primary School (represents 10 mins walking distance)	N/A
	Highways access / BDC site Assessment (SHLAA)	N/A	N/A	No highways access issues identified	Possible highways access issues identified	Highways access issues identified	N/A
17) To ensure an appropriate level of car parking	N/A	This SEA Objective is considered a policy consideration only.					
18) To promote and maximise the use of sustainable transport modes and to promote home working	Distance to bus stop / GIS mapping	N/A	<= 400 m from a bus stop (represents 5 mins walking distance)	N/A	Uncertainty	> 400 m from a bus stop (represents 5 mins walking distance)	N/A

SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
	Distance to train station / GIS mapping	N/A	<= 800 m from the train station (represents 10 mins walking distance)	N/A	Uncertainty	> 800 m from the train station (represents 10 mins walking distance)	N/A
19) To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area	Business premises / BDC site Assessment (SHLAA)	N/A	Proposal would see an increase in business premises	Proposal would see no change in number of business premises	Uncertain impacts	Proposal would see a loss of business premises	N/A
20) To retain, enhance and attract retail activity within the HPNDP area	Retail premises / BDC site Assessment (SHLAA)	N/A	Proposal would see an increase in retail premises	Proposal would see no change in number of retail premises	Uncertain impacts	Proposal would see a loss of retail premises	N/A
21) To ensure a mix of housing types and tenures from new residential or mixed-use development proposals in the HPNDP area that meet	Housing mix / BDC site assessment (SHLAA)	N/A	Proposal specifies a mix of housing types	Proposal does not specify a mix of housing types	Uncertain impacts	N/A	N/A



SEA Objective	Indicator / Source	Impact / Effect					
		Significant Positive	Minor Positive	No impact	Uncertainty	Minor negative	Significantly negative
		++	+	0	?	-	--
identified local needs							
22) To ensure an appropriate level of new housing is affordable for all	Affordable housing / BDC site assessment (SHLAA) (site potential housing yield); applicable affordable housing requirements in adopted BDC policy.	Allocation of >=15 dwellings contributes significantly to the delivery of affordable housing.	Allocation of 5-14 dwellings makes minor contribution to the delivery of affordable	Allocation of 0-4 dwellings makes no contribution to the delivery of affordable housing.	Uncertainty surrounding delivery	N/A	N/A

3.6 The Assessment of the Plan's Content

The SEA of the Plan assesses the document's policies against the SEA Objectives (SOs) outlined in the above framework. The aim is to assess the sustainability effects of the document following implementation. The assessment 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 table responds to those 'significant effects' of the policy or element of the Plan subject to assessment. Assessments will also look at the following:

- Temporal effects;
- Secondary, Cumulative and Synergistic effects;
- The assessment of Alternatives; and
- Proposed mitigation measures / recommendations.

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

3.6.1 Description of 'Significant Effects'

The strength of impacts can vary dependant on the relevance of the policy content to certain SEA Objectives or themes. Where the policies have been appraised against the SEA Objectives the basis for making judgements within the assessment is identified within the following key:

Possible impact	Basis for judgement
++	Strong prospect of there being significant positive impacts
+	Strong prospect of there being minor positive impacts
?	Possibility of either positive or negative impacts, or general uncertainty where there is a lack on current information (to be elaborated in commentary in each instance)
0	No impact
-	Strong prospect of there being minor negative impacts and mitigation would be possible / issues can be rectified
--	Strong prospect of there being significant negative impacts with mitigation unlikely to be possible (pending further investigation) / further work is needed to explore whether issues can be rectified
N/A	Not applicable to the scope or context of the assessed content

Commentary is also included to describe the significant effects of the policy on the sustainability objectives.

3.6.2 Description of 'Temporal Effects'

The assessment of the Plan's content recognises that impacts may vary over time. Three time periods have

been used to reflect this and are shown in the appraisal tables as S (short term), M (medium term) and L (long term). For the purpose of the policy elements of the Plan S, M and L depict:

(S) Short term: early stages of the plan period (2033)

(M) Medium Term: middle stages of the plan period (2033)

(L) Long term: latter stages of the plan period (2033) and where relevant beyond.

3.6.3 Description of 'Secondary, Cumulative and Synergistic Effects'

In addition to those effects that may arise indirectly (secondary effects), relationships between different elements of the Plan will be assessed in order to highlight any possible strengthening or weakening of impacts from their implementation together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening or worsening of more than one policy that is greater than any individual impact. Additionally, any cumulative impacts with other plans or projects will be highlighted within the assessment.

3.6.4 Description of 'Alternatives Considered'

Planning Practice Guidance states that reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable.

3.6.5 Description of 'Proposed Mitigation Measures / Recommendations'

Negative or uncertain impacts may be highlighted within assessments. As such, mitigation measures may be needed and these will be highlighted in this section for each policy where relevant. In addition to this, this section will also include any recommendations that are not directly linked to negative or uncertain impacts, but if incorporated may lead to sustainability improvements.

4. The Assessment of the Plan's Vision and Objectives

4.1 Introduction

The following sub-sections respond to an assessment of each element of the Plan. This responds to an assessment of each part of the document that could give rise to environmental, social or economic effects. In each sub-section, an assessment of all identified reasonable alternatives, where they exist, has been included for transparency and robustness. The process behind the identification of each alternative has been included, citing the source of each alternative in each instance. The following elements of the Plan are subject to assessment in this SEA:

- Vision & Objectives;
- 'Economy' policies;
- 'Environment' policies;
- 'Facilities and Infrastructure' policies; and
- 'Housing' policies.

4.2 Vision & Objectives of the HPNDP

4.2.1 Context / Justification

Neighbourhood Plans should set out a positive vision for the future of the area, reflecting the aspirations of the local community, and include agreed priorities to ensure sustainable development.

The Vision and Objectives for the Plan is as follows:

Vision

Hatfield Peverel in 2033 will be a place where people of any age are happy to live with the ability to easily access facilities, education and employment. Sustainability will underpin decisions within the Parish with social, environmental and economic factors all being taken into account.

The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements be prevented by protected open areas. Any new developments in the built environment will be integrated with the landscape and the existing housing.

The village's geographical position in the area's road network is likely to continue to be a challenge during the plan period. Finding creative and collaborative solutions across the local authority borders and agencies will be a high priority.

Objectives

1. To build a strong economic and social centre for both Hatfield Peverel and Nounsley, which will provide sustainability for the community.
2. To sustain economic growth by enhancing employment opportunities in the Parish; having a thriving retail core and increased options for home working.
3. To have effective, superfast broadband and excellent mobile telephone provision for all residents and businesses.
4. To continue to be separate distinctive settlements with open green areas maintained between Hatfield Peverel, Nounsley, Witham, Boreham and the wider district.
5. To retain the rural character of the village with protected open spaces, enhanced natural environment and recreation facilities for health and wellbeing.
6. To have effective communication links with well managed traffic and parking, improved walking and cycling routes and a range of travel options.
7. To support access for all residents to appropriate education and health services.
8. To ensure the provision of high quality housing suitable for all ages with easy access to essential services where family members can remain living locally.

4.2.2 Significant and Temporal Effects

The following assessment explores whether the plan's Vision is broadly compatible with the SEA Objectives that have been specifically devised for the Plan area.

Table 6: Compatibility with the SEA Objectives: Vision & Objectives

SEA Objectives (SO)		Are the Vision & Objectives compatible with the SEA Objectives?
Environmental Objectives	1) To protect and enhance existing features of biodiversity within the HPNDP area	✓
	2) To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.	✓
	3) To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to, from and across the HPNDP area.	✓
	4) To protect the rural setting of the HPNDP area outside of established development boundaries	✓
	5) To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.	✓
	6) To ensure no deterioration of current air quality standards as a result of new development	?

SEA Objectives (SO)		Are the Vision & Objectives compatible with the SEA Objectives?
	7) To ensure the impacts of noise pollution are not experienced for, or as a result of, new development	?
	8) To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.	?
	9) To ensure that there is no increase in fluvial or ground water flood risk as a result of development.	?
	10) To ensure the promotion of sustainable drainage systems within new development	?
	11) To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground.	?
	12) To improve areas between existing settlements and to ensure that there is no coalescence with existing settlements.	✓
Social & Economic Objectives	13) To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area	✓
	14) To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area	✓
	15) To retain, enhance and attract new community facilities within the HPNDP area	✓
	16) To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion	✓
	17) To ensure an appropriate level of car parking	✓
	18) To promote and maximise the use of sustainable transport modes and to promote home working	✓
	19) To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area	✓
	20) To retain, enhance and attract retail activity within the HPNDP area	✓
	21) To ensure a mix of housing types and tenures from new residential or mixed-use development proposals in the HPNDP area that meet identified local needs	✓
	22) To ensure an appropriate level of new housing is affordable for all	✓

The Plan's Vision and Objectives are broadly compatible with the majority of the SEA Objectives that have been identified as relevant to the Plan area. This is particularly true of social and economic objectives.

There are however a number of possible incompatibilities regarding those SEA Objectives related to air quality, water quality, noise, flood risk and the historic environment where these themes are not specifically mentioned within the Vision and Objectives. This is not necessarily a criticism of the Plan in general, where a number of these environmental themes are secondary considerations in the planning context. Detailed policy content exists within the Plan to adequately ensure that there is no deterioration of environmental conditions and that any pre-existing issues are not felt by new or existing communities.

Despite this, it is felt that the Vision and Objectives could be expanded to seek the enhancement and protection of the historic environment in the first instance, where such aims are intrinsically linked to wider sustainability benefits and the potential for harm can be realised by a number of activities.

4.2.3 Alternatives Considered

The Plan's Vision and Objectives can be seen to generally summarise the content of the Plan. As such, the Vision and Objectives as written have been selected. The individual elements of the Vision and Objectives are elaborated on in more detail within the Plan's policy content. Alternatives are explored in more detail within the assessment of these policies later within this SEA, commensurate to their individual context.

4.2.4 Proposed Mitigation Measures / Recommendations

It is recommended that the Plan's Objectives are expanded to seek the protection and enhancement of the historic environment in the first instance.

4.3 Economy Policy

4.3.1 Context / Justification

The HPNDP identifies a 'key issue' related to the local economy as a need to 'provide a range of employment opportunities, supporting and encouraging local business activity and growth within the Parish in order to continue to service a growing population with adequate parking.

Historically, the former Arla Dairy was located within the Plan area, and provided a significant amount of jobs. Arla announced its intention to close this milk processing production facility in March 2016, with production ending in July 2016, affecting approximately 230 jobs. As a result, the Plan seeks to encourage employment growth through an increase in the number of active small businesses within the Plan area, with support for the expansion of existing businesses.

4.3.2 Policy ECN1: Support for Local Businesses

The Policy reads as follows:

ECN1: SUPPORT FOR LOCAL BUSINESSES

New business uses defined as offices, light industrial units, tourism and hospitality uses and leisure, health and education related activities, and the expansion of existing businesses will be supported throughout the Parish provided that:

- The business employs no more than 20 people on site
- There is no unacceptable impact on residential amenity
- Any new buildings are of a scale and design that respects the landscape character of the area in which it is located
- Any historic, cultural or architectural features are retained or enhanced
- There is an acceptable impact on the local road network including the management of vehicular movements on the surrounding road network to prevent congestion and damage to road surfaces and verges
- Satisfactory access and egress arrangements and vehicular parking and covered, secure cycle parking provision can be made
- Satisfactory arrangements can be made for the containment and disposal of any waste

Proposals for warehousing and storage uses including open air storage will be resisted.

4.3.2.1 Alternatives Considered

The Policy as worded includes a criterion related to the scale of new local or expanded businesses within the Plan area, with a maximum limit of 20 employees. A reasonable alternative for exploration would be to not include a maximum on-site employee limit, and to allow businesses to expand beyond this limit.

- Alternative approach: To not include a maximum on-site employee limit.

This notional alternative is assessed below alongside the Policy as worded for comparison purposes.

4.3.2.2 Significant, Secondary and Temporal Effects

Table 7: Impact on SEA Objectives: Policy ECN1

SEA Objectives (SO)		Policy ECN1			Alternative Approach		
		Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0	0	0	0
	2	0	0	0	0	0	0
	3	+	+	+	?	?	?
	4	+	+	+	?	?	?
	5	0	0	0	0	0	0
	6	0	0	0	0	0	0
	7	+	+	+	?	?	?
	8	0	0	0	0	0	0
	9	0	0	0	0	0	0
	10	0	0	0	0	0	0
	11	+	+	+	?	?	?
	12	0	0	0	0	0	0
Commentary		<p>The Policy as worded will have positive implications regarding landscape, the rural setting of the Plan area outside development boundaries, the impacts of noise and the historic environment, due to relevant criteria regarding these sustainability themes and the business uses that are sought within the Policy. The alternative in comparison will have varying degrees of uncertainty surrounding these themes. Larger business premises and uses than those sought in the Policy can be expected to be comparably more difficult to provide within the parameters of the Policy criteria, particularly in those instances of expansion over time within existing premises. Impacts are not highlighted as negative,</p>					

SEA Objectives (SO)		Policy ECN1			Alternative Approach		
		Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
		where mitigation can make proposals acceptable in principle, although it should be noted this is a notional assessment and the potential for more negative impacts would be exponential in relation to the size and type of business uses that could be acceptable within this alternative policy scenario.					
Social & Economic Objectives	13	0	0	0	0	0	0
	14	+	+	+	+	+	+
	15	+	+	+	++	++	++
	16	+	+	+	+	+	+
	17	+	+	+	?	?	?
	18	?	?	?	?	?	?
	19	+	+	+	++	++	++
	20	+	+	+	+	+	+
	21	0	0	0	0	0	0
	22	0	0	0	0	0	0
Commentary		<p>The Policy has been assessed as having broadly positive impacts regarding the suite of social and economic objectives devised as relevant to the Plan. Impacts are however limited in line with the maximum limit of 20 employees within the Policy, which could be seen to stifle some businesses in the long term. Nevertheless, within the context of the Plan area this can be considered a reasonable approach in balance of more environmental themes as explored through SEA Objectives 1-12. A level of uncertainty has been highlighted for the Policy against SEA Objective 18 regarding sustainable transport, where no criterion exists that would support the location of new businesses in regard to existing bus or rail nodes. Impacts are not negatively assessed however in consideration of the Plan's context in supporting the local community in the primary instance, and there is no specific requirement for the inclusion of such a criterion. The alternative approach has been assessed as having generally more significant economic impacts, where a wider range of business uses are in principle acceptable in combination with an absence of an employee size limit. This can be seen to correspond to uncertainty surrounding appropriate car parking standards however, especially in the long term.</p>					

4.3.2.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that the Business Survey indicated that 80% of locally based businesses employed up to 20 people. For this reason, '20' was taken as the benchmark upper limit when considering small businesses being established in the Parish. The alternative, associated with assumed warehouse uses becoming viable through policy, was rejected as *'the type, size and volume of vehicle movements associated with warehousing activity is not considered compatible with the capacity of the road network either within the built up area coming from the main A12 trunk route or onward into the wider rural parish. The sizes of associated buildings are difficult to accommodate without a negative impact on rural surroundings and it is an inefficient use of land space compared to the employment generated.'*

4.3.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.3.3 Policy ECN2: Working from Home

The Policy reads as follows:

ECN2: WORKING FROM HOME

Any new or redesigned dwellings should include provision to enable a home office to be accommodated. This could be achieved through the design of the building to allow conversion of roof space or a similar area into an office or workspace area or by providing space within the internal layout.

New larger housing schemes should, where appropriate, make provision for work hubs which are readily accessible by foot or by bicycle from new homes and can provide business and social facilities with services for the community.

4.3.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.3.3.2 Significant, Secondary and Temporal Effects

Table 8: Impact on SEA Objectives: Policy ECN2

SEA Objectives (SO)		Policy ECN2		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	+	+	+
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		There will no impact on the majority of the environmentally themed SEA Objectives as a result of this single-theme policy. Nevertheless, a small reduction in congestion can be expected within the Plan area at peak times, particularly around the Station Road / The Street regarding access to the rail links due to an increase in the viability of home-working. This will ensure minor positive impacts regarding air quality.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0

SEA Objectives (SO)		Policy ECN2		
		Short Term	Medium Term	Long Term
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	++	++	++
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will no impact on the majority of the social and economic themed SEA Objectives as a result of this single-theme policy. There will be however significant positive impacts regarding SEA Objective related to home-working. Also, a small reduction in congestion can be expected within the Plan area at peak times, particularly around the Station Road / The Street regarding access to the rail links.		

4.3.3.3 Reasons for Selecting the Preferred Policy

The Plan states that home working '*can reduce out-commuting, boost local economies through more use being made of local facilities and enhance individual spending power as a result of lower commuting costs. Good building design should provide flexibility within the property to enable easy conversion for home working. This widens the employment choices for individuals.*' For this reason, the Policy as worded has been progressed.

4.3.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.3.4 Policy ECN3: Broadband and Mobile Connectivity

The Policy reads as follows:

ECN3: BROADBAND AND MOBILE CONNECTIVITY

The development of new, superfast broadband and mobile infrastructure to serve the Parish will be supported.

Proposals for new development must demonstrate how they will contribute to, and be compatible with, superfast broadband and high quality internet connectivity. This could be through a 'connectivity statement' accompanying a planning application. Such statements should consider land use, the anticipated connectivity requirements, their speed, and known data networks, including a realistic assessment of connection potential or need to contribute to any such networks.

Where no internet provider is available, as a minimum (subject to viability), suitable ducting that can accept superfast broadband should be provided to the public highway, a community led local access network or another suitable location.

Where possible additional ducting should be provided that contributes to a local access network for the wider community. The costs associated with this can be considered alongside any other requirements and be subject to viability testing.

4.3.4.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.3.4.2 Significant, Secondary and Temporal Effects

Table 9: Impact on SEA Objectives: Policy ECN3

SEA Objectives (SO)		Policy ECN3		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0

SEA Objectives (SO)		Policy ECN3		
		Short Term	Medium Term	Long Term
	4	0	0	0
	5	0	0	0
	6	+	+	+
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		As per Policy ECN2, there will no impact on the majority of the environmentally themed SEA Objectives as a result of this single-theme policy. Nevertheless, a small reduction in congestion can be expected within the Plan area at peak times, particularly around the Station Road / The Street regarding access to the rail links due to an increase in the viability of home-working. This will ensure minor positive impacts regarding air quality.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	++	++	++
	19	0	0	0
	20	0	0	0

SEA Objectives (SO)		Policy ECN3		
		Short Term	Medium Term	Long Term
	21	0	0	0
	22	0	0	0
Commentary		As per the assessment of Policy CN2, there will no impact on the majority of the social and economic themed SEA Objectives as a result of this single-theme policy. There will be however significant positive impacts regarding SEA Objective related to home-working. Also, a small reduction in congestion can be expected within the Plan area at peak times, particularly around the Station Road / The Street regarding access to the rail links due to an increase in the viability of home-working.		

4.3.4.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'superfast broadband and better mobile connectivity can make a significant difference to those living and working in villages and rural areas. Both the Resident and Business Surveys confirmed that broadband speed in the Parish is slow.'* For this reason, a single themed policy regarding broadband and mobile telephone connectivity has been included.

4.3.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.3.5 Policy ECN4: Protection of Commercial Premises

The Policy reads as follows:

ECN4: PROTECTION OF COMMERCIAL PREMISES

CHANGE OF USE

Proposals for the change of use of commercial premises from employment or community activity in the Parish will only be supported if it can be satisfactorily demonstrated that:

- The use is no longer viable and the premises has been appropriately marketed for at least 6 months at a reasonable market rate or
- There is no longer a need for the facility or a suitable replacement has been provided in a suitably convenient location elsewhere

Any new proposals for commercial premises are likely to have permitted development rights removed to retain a supply of commercial premises.

COMMERCIAL ZONES

Three commercial zones have been identified in Hatfield Peverel and are shown on 'Map of Central Commercial Zones in Hatfield Peverel' (page 19 of the HPNDP). Within these areas, growth and diversity of economic activity is encouraged to continue to provide small scale shops, services and community facilities to meet the needs of the local population.

Change of use from residential to economic or business or community related uses will generally be supported within these zones.

4.3.5.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.3.5.2 Significant, Secondary and Temporal Effects

Table 10: Impact on SEA Objectives: Policy ECN4

SEA Objectives (SO)		Policy ECN4		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		There will be no impacts on the environmentally themed SEA Objectives as a result of this Policy.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	+	+	+
	16	+	+	+

SEA Objectives (SO)		Policy ECN4		
		Short Term	Medium Term	Long Term
	17	0	0	0
	18	0	0	0
	19	+	+	+
	20	+	+	+
	21	0	0	0
	22	0	0	0
Commentary		The Policy will have generally positive impacts on social and economic SEA Objectives as a result of protecting existing commercial premises and the removal of some permitted development rights to ensure future retention. Impacts are not assessed as significant in light of the Policy's scope regarding protection in the first instance; however Plan level impacts can be seen to be cumulatively strengthened through such a policy in combination with Policy ECN1.		

4.3.5.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'in order to provide local shopping and services for the community positive action is required to protect and enhance commercial premises.'* This is actively ensured through the identification of commercial zones within the Plan area and the protection of new commercial developments from future change of use through the removal of some permitted development rights throughout the Parish. As such, the Policy is included and has been progressed through the plan-making process.

4.3.5.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.3.6 Policy ECN5: Public Realm

The Policy reads as follows:

ECN5: PUBLIC REALM

Businesses will be expected to consider the visual impact they make on the area and to take every opportunity to enhance it through reference to guidance such as the Essex Design Guide and the Hatfield Peverel and Nounsley Character Assessment or other relevant guidance as it becomes available.

This will include elements of the streetscape such as well-designed street furniture and signage, lighting, landscaping, and open spaces. The purpose of any enhancements would be to improve conditions for pedestrians and cyclists moving around the village and help to create focal points for business activity and community interaction.

Development (including a bypass) should include provision of sensitive enhancements to the Public Realm along existing roads where appropriate such as: widening of pavements, improved surfacing, tree planting, improved crossing points, traffic calming and the creation of areas of shared surface.

4.3.6.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development will be met from any successful proposal. In so far as the Policy ensures sustainable development, it accords directly to the presumption in favour of sustainable development of the NPPF. As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.3.6.2 Significant, Secondary and Temporal Effects

Table 11: Impact on SEA Objectives: Policy ECN5

SEA Objectives (SO)		Policy ECN5		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	+	+	+
	4	0	0	0

SEA Objectives (SO)		Policy ECN5		
		Short Term	Medium Term	Long Term
	5	0	0	0
	6	+	+	+
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		There can be expected to be minimal significant impacts on the majority of the environmentally themed SEA Objectives resulting from this Policy. There will however be minor positive impacts associated with landscape /'townscape' aesthetics throughout the Plan area, as well as air quality through both increased planting and public realm improvements ensuring a modal shift to walking and cycling within the Plan area.		
Social & Economic Objectives	13	+	+	+
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	+	+	+
	19	+	+	+
	20	+	+	+
	21	0	0	0

SEA Objectives (SO)	Policy ECN5		
	Short Term	Medium Term	Long Term
22	0	0	0
Commentary	There will be minor positive impacts on open space provision, access to services and facilities, and sustainable transport uptake as a direct result of public realm improvements. Indirect (secondary) impacts can also be expected regarding an increase in business and retail activity as a result of both increased footfalls throughout the Plan area as well, as well as ensuring proposals ensure attractive places for new business / retail investment.		

4.3.6.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'the streetscape gives visitors their first impression of the village. Residents have said that they feel this lacks cohesion and continuity and could be improved. Improving the appeal of the area will encourage use of businesses not just in the commercial zones but also in the wider local area.'* For this reason, the Policy has been progressed throughout the plan-making process.

4.3.6.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.4 Environment Policy

4.4.1 Context / Justification

The NPPF states that there are 12 core planning principles that should underpin both plan-making and decision-taking. One of these principles relates to contributing to the conservation and enhancement of the natural environment and reducing pollution. The NPPF adds that allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the NPPF. Section 11 of the NPPF adds further considerations to conserving and enhancing the natural environment. The NPPF states that,

The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

In response to this, a number of environmentally themed policies are included within the HPNDP, relevant to the Plan area. These are assessed within the following sub-sections.

4.4.2 Policy HPE1: Prevention of Coalescence

The Policy reads as follows:

HPE1: PREVENTION OF COALESCENCE

A green wedge will be created along the eastern development boundary of Hatfield Peverel and at the eastern boundary of the Parish with Woodend Farm to avoid coalescence with Witham. (see map page 25 – *included below policy*).

A similar green wedge will be created that will preserve the open space between the built area of Hatfield Peverel and the hamlet of Nounsley.

In these areas the following development will be permitted provided it maintains the open

nature of the area.

- Agricultural purposes
- Outdoor recreation and sports facilities
- Cemeteries
- Replacement of existing building
- Redevelopment of previously developed land
- Transport infrastructure
- Utilities (e.g. power, water, gas, sewage)
- Developments brought forward under a Community Right to Build Order



Source: HPNDP Submission Version (page 25)

4.4.2.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to the core principle of the NPPF that states that planning should, *'take account of the different roles and character of different areas... (and) recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'*. As such no other alternatives can be considered reasonable

or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.2.2 Significant, Secondary and Temporal Effects

Table 12: Impact on SEA Objectives: Policy HPE1

SEA Objectives (SO)		Policy HPE1		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	+	+	+
	4	+	+	+
	5	+	+	+
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	++	++	++
Commentary		The Policy will have positive impacts on SEA Objectives regarding landscape, preserving the broad rural setting of the Plan area and also indirectly protecting the best and most versatile land (associated with soil quality). The Policy will have significantly positive effects regarding preventing the coalescence of settlements in and around the Plan area.		
Social & Economic Objectives	13	?/+	?/+	?/+
	14	?/+	?/+	?/+

SEA Objectives (SO)	Policy HPE1		
	Short Term	Medium Term	Long Term
15	0	0	0
16	0	0	0
17	0	0	0
18	0	0	0
19	0	0	0
20	0	0	0
21	0	0	?
22	0	0	?
Commentary	<p>Uncertain to positive impacts have been highlighted in this assessment regarding accessible natural green space and open space provision. Whereas land is designated as green wedges to prevent coalescence, this land is not intended to be made publically available at the current time. This is no criticism of the Plan as the land is in ownership, is currently predominantly in agricultural use and the Policy makes some exceptions regarding land use should this land be available for outdoor recreation and sports facilities. Uncertain impacts are also highlighted for housing related objectives in the long term, regarding the potential for the land within the green wedges to be required to meet local housing provision requirements beyond the plan period. Should the policy last in perpetuity, this may direct development proposals to the north of the train station, or to the south west of the Hatfield Peverel development boundary; both areas of which have constraints in the form of the railway line and historic assets / the River Ter respectively. Again, this is no direct criticism of the Plan, and this can be addressed through 'monitoring and review' requirements of the Plan post adoption.</p>		

4.4.2.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'strong support has been given to the retention of a green wedge in order to prevent coalescence between built up settlements within the Parish and adjoining authorities A high level of concern was expressed in the engagement activity that Witham and Hatfield Peverel will merge with one another. There are already well developed plans to extend Witham on the western side as part of BDC's Strategic Growth Area.'* As such, the Policy has been progressed throughout the plan-making process.

4.4.2.4 Proposed Mitigation Measures / Recommendations

It is recommended that the Plan include a 'monitoring and review' section to ensure that the Plan's policies

remain effective in latter stages of the Plan period and beyond, including a process of identifying the need for any possible policy amendments.

4.4.3 Policy HPE2: Natural Environment & Biodiversity

The Policy reads as follows:

HPE2: NATURAL ENVIRONMENT & BIODIVERSITY

Development should retain and enhance existing trees, hedgerows and habitats which are important for their historic, visual or biodiversity value unless the need for, and the benefits of the development in that location clearly outweigh any loss. Any such loss will be appropriately mitigated.

Strong support will be given to the retention of natural boundary treatments and the provision of new areas of natural planting and habitat as part of new developments. This will help to promote wildlife corridors and, where appropriate, provide natural screening to help integrate development with existing built-up areas.

Development should also:

- **Restrict planting on a development to locally native species**
- **Protect the best and most versatile agricultural land**
- **Have regard to and respect the character of the landscape and its sensitivity to change**
- **Enhance the locally distinctive character of the landscape in accordance with the Hatfield Peverel Landscape Character Assessment (2015)**
- **Take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity and geo-diversity of the Parish**
- **Proposals to develop a network of wildlife corridors alongside public rights of way will be supported**
- **Where revisions to existing rights of way are necessary to accommodate planned development alternative routes should avoid the use of estate roads for the purpose wherever possible. proposals that include appropriately designed and surfaced footpaths through landscaped and open areas will be supported**

4.4.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to the core principle of the NPPF that states that planning should, *'contribute to conserving and enhancing the natural environment'* and minimise *'impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this

SEA Environmental Report.

4.4.3.2 Significant, Secondary and Temporal Effects

Table 13: Impact on SEA Objectives: Policy HPE2

SEA Objectives (SO)		Policy HPE2		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	++	++	++
	2	0	0	0
	3	++	++	++
	4	+	+	+
	5	++	++	++
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	?	?	?
	11	+	+	+
	12	0	0	0
Commentary		<p>The Policy will have significant positive effects on a number of the SEA Objectives associated with biodiversity, landscape and the protection of the best and most versatile soil. Minor positive impacts, reflecting their secondary nature, have been highlighted for SEA Objectives related to the rural setting of the Plan area and the historic environment, where these factors are intrinsically linked to historic assets and their settings. Uncertain effects however have been highlighted regarding the incorporation of SuDS and the cumulative assessment of this Policy with Policy HPE7 'Flooding and SuDS'. This is in line with the benefits that SuDS can offer in terms of green and blue infrastructure networks within the Plan area and further afield. It is recommended that a preference for SuDS to enhance green and blue</p>		

SEA Objectives (SO)		Policy HPE2		
		Short Term	Medium Term	Long Term
		infrastructure is included within Policy HPE7 however.		
Social & Economic Objectives	13	?	?	?
	14	?	?	?
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		<p>There will be no impacts on the majority of the social and economic SEA Objectives. Despite this, uncertain impacts have been assessed regarding those objectives related to accessible natural open space provision and leisure and recreation. The Policy criteria ensures that development should incorporate features of a biodiversity value and retain existing features, however the Policy could include some level of commentary as to the distinction between this provision and that which would be provided for recreation use / 'human activity.' The effects of recreation on biodiversity features can be exponentially negative at the macro and micro level, and diminish the effectiveness of both requirements. It is recommended that the Policy make a distinction between these on-site requirements in terms of separate provision.</p>		

4.4.3.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'The countryside is rich in natural flora and fauna. The Hatfield Peverel Landscape Character Assessment 2015 (HPLCA) has identified a number of key local characteristics to be protected and enhanced including ancient or species-rich hedgerows and ancient trees or trees of arboriculture value. Mitigation measures should enable the preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species.'* For this reason the Policy has been progressed throughout the

plan-making process.

4.4.3.4 Proposed Mitigation Measures / Recommendations

The Policy criteria ensures that development should incorporate features of a biodiversity value and retain existing features, however the Policy could include some level of commentary as to the distinction between this provision and that which would be provided for recreation use / 'human activity.' It is recommended that the Policy make a distinction between these on-site requirements in terms of separate provision.

4.4.4 Policy HPE3: Protection of Local Green Space

The Policy reads as follows:

HPE3: PROTECTION OF LOCAL GREEN SPACE

Proposals for development which would result in the loss of the identified Local Green Spaces within this Plan will not be permitted.

The identified areas are:

- **The Green**
- **The Duck Pond**

4.4.4.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to paragraphs 76-78 of the NPPF that states that '*Local Green Space, which cannot be a large swathe of land, must be of particular importance and in reasonably close proximity to the local community and will be protected from development except under very special circumstances.*' As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.4.2 Significant, Secondary and Temporal Effects

Table 14: Impact on SEA Objectives: Policy HPE3

SEA Objectives (SO)		Policy HPE3		
		Short Term	Medium Term	Long Term
Environmental	1	0	0	0
	2	0	0	0

SEA Objectives (SO)		Policy HPE3		
		Short Term	Medium Term	Long Term
	3	+	+	+
	4	+	+	+
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy represents a single theme regarding the protection of 2 areas of open space within the Plan area. As such, the impacts within a strategic assessment are limited; however minor positive impacts can be predicted regarding landscape and the preservation of a feature in The Green that contributes to Hatfield Peverel's rural setting.		
Social & Economic Objectives	13	+	+	+
	14	0	0	0
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0

SEA Objectives (SO)	Policy HPE3		
	Short Term	Medium Term	Long Term
20	0	0	0
21	0	0	0
22	0	0	0
Commentary	The Policy will have a minor positive impact regarding the preservation of open space within the Plan area.		

4.4.4.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that '*designated Local Green Spaces (LGS) have special significance for the Parish. The NPPF (Paras 76 to 78) clearly sets out the criteria for designation of a Local Green Space.*' The Policy adheres to, and is within the confines of paragraphs 76-78 and as such the Policy has been progressed throughout the plan-making process.

4.4.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.4.5 Policy HPE4: Strutt Memorial Recreation Ground

The Policy reads as follows:

HPE4: STRUTT MEMORIAL RECREATION GROUND

No building will be allowed on the Strutt Memorial Recreation Ground (the Rec) unless it is to provide for clearly identified and evidenced needs directly associated with recreational use.

4.4.5.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to paragraphs 76-78 of the NPPF that states that '*Local Green Space, which cannot be a large swathe of land, must be of particular importance and in reasonably close proximity to the local community and will be protected from development except under very special circumstances.*' As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.5.2 Significant, Secondary and Temporal Effects

Table 15: Impact on SEA Objectives: Policy HPE4

SEA Objectives (SO)		Policy HPE4		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	+	+	+
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no impact on the majority of the environmental SEA Objectives, however there will be some minor positive secondary impacts associated with the preservation of the 'The Rec' in so far as it represents the largest open space and recreational land within the Hatfield Peverel development boundary.		
Social & Economic	13	+	+	+
	14	+	+	+
	15	+	+	+

SEA Objectives (SO)		Policy HPE4		
		Short Term	Medium Term	Long Term
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will be minor positive impacts on those SEA Objectives regarding accessible open space, leisure and recreation and community facilities resulting from the Policy's position of retaining 'The Rec'. The Policy allows for the enhancement of recreational facilities in ensuring that sustainable development of this use would be permissible.		

4.4.5.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'The Strutt Memorial Recreation Ground acts as a "green lung" within the village. It is used extensively for recreational purposes by the community including children and families, joggers and dog walkers providing a safe area in the heart of the village.'* Due to the importance of this space within the community, its retention and enhancement has been ensured through Policy and progressed throughout the plan-making process.

4.4.5.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.4.6 Policy HPE5: Sport and Recreation Provision

The Policy reads as follows:

HPE5: SPORT AND RECREATION PROVISION

Proposals for development which would result in the loss of any recreational facilities will be permitted only in circumstances where a replacement facility of equal or enhanced quality will be provided.

The provision of additional sports and recreation facilities will be encouraged in appropriate locations.

Support will be given to proposals that improve and extend the existing footpath network and create a cycle path and bridleway network, allowing greater access to housing, village centres, green spaces and the open countryside.

The loss of existing footpaths and cycle paths will be resisted.

The current allotment sites will be protected.

The Dannatt's quarry site will be protected for recreation use.

4.4.6.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to paragraphs 73 of the NPPF that states that *'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.6.2 Significant, Secondary and Temporal Effects

Table 16: Impact on SEA Objectives: Policy HPE5

SEA Objectives (SO)		Policy HPE5		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	?	?	?
	2	+	+	+
	3	0	0	0

SEA Objectives (SO)		Policy HPE5		
		Short Term	Medium Term	Long Term
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		<p>The Policy will have positive impacts regarding the contribution of provision of recreational land to alleviate pressures of growth in the wider area on Natura 2k sites in Maldon, as stated within the HRA Screening report and the HRA of the emerging BDC Local Plan. It is stated within the supporting text / justification of the policy within the Plan that 'HPPC are hoping to secure the old Dannatt's quarry site on Wickham Bishops Road to be run by a Community Interest Company (CIC) as a Community Park. Improved footpath access to this and the Keith Bigden Memorial Ground on Wickham Bishops Road are necessary.' This would assist in the provision of recreational space across the wider area. There would be uncertain impacts however regarding the relationship between recreational land and biodiversity in relation to a County-wide need to retain and enhance green networks through mineral restoration.</p>		
Social & Economic Objectives	13	+	+	+
	14	++	++	++
	15	+	+	+
	16	+	+	+
	17	0	0	0

SEA Objectives (SO)		Policy HPE5		
		Short Term	Medium Term	Long Term
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will be numerous positive social implications emanating from the Policy. There will be significant positive impacts regarding the SEA Objective regarding recreation and leisure through the encouragement of new additional sports and recreation facilities in the Plan area. Further positive effects are related to open space and community facility provision. The Policy can also be expected to ensure an uptake in access to recreation by sustainable means.		

4.4.6.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'The community feels that although there are some good facilities, in particular those identified by BDC. These could be expanded and improved to meet the recreation, health and wellbeing needs of the community in the future. Facilities identified as needed were an outdoor gym, tennis courts, changing facilities and investigating greater use of waterways for recreational purposes.'* For this reason, a policy that includes both protection and enhancement within the Plan area has been progressed throughout the plan-making process.

4.4.6.4 Proposed Mitigation Measures / Recommendations

Although not a 'plan-level' recommendation, it is recommended that should the old Dannatt's quarry site on Wickham Bishops Road be run by a Community Interest Company (CIC) as a Community Park, then the relationship between recreational land and biodiversity (in relation to a County-wide need to retain and enhance green networks) is addressed through effective management and project-level requirements.

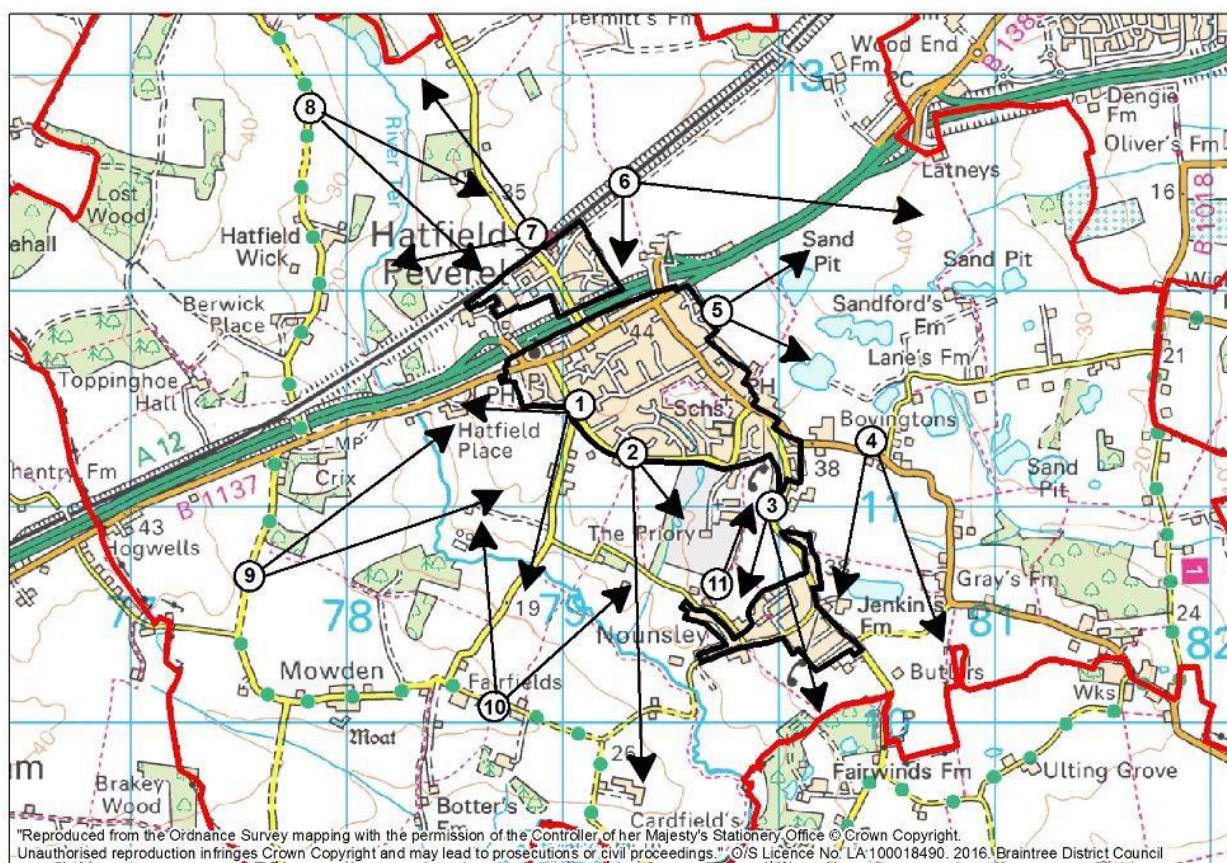
4.4.7 Policy HPE6: Protection of Landscape Setting

The Policy reads as follows:

HPE6: PROTECTION OF LANDSCAPE SETTING

The Plan seeks to protect the landscape setting of the village through preservation and enhancement of views identified by the community (see pages 33-37 of the HPNDP) and the Hatfield Peverel Landscape Character Assessment (2015).

Any proposed development, or alterations to an area within these views, must ensure their key features can continue to be enjoyed including distant buildings, areas of landscape and open agricultural countryside.



Source: HPNDP Submission Version (page 33)

4.4.7.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to paragraph 109 of the NPPF that states that *'the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA

Environmental Report.

4.4.7.2 Significant, Secondary and Temporal Effects

Table 17: Impact on SEA Objectives: Policy HPE6

SEA Objectives (SO)		Policy HPE6		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	+	+	+
	2	0	0	0
	3	++	++	++
	4	++	++	++
	5	+	+	+
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	+	+	+
Commentary		The Policy will ensure significantly positive impacts on the relevant SEA Objectives regarding the preservation of landscapes and views and the preservation of the Plan area's rural setting. In addition to this, there will be a number of secondary impacts associated with biodiversity (where habitats can be expected to be present in the Plan area's rural surrounds), and also the preservation of the best and most versatile agricultural land. There will also be some level of secondary impact on reducing the likelihood of coalescence.		
Social	13	0	0	0

SEA Objectives (SO)		Policy HPE6		
		Short Term	Medium Term	Long Term
	14	0	0	0
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will be no direct or secondary impacts on the social and economic SEA Objectives.		

4.4.7.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'the engagement process highlighted a desire to protect the rural landscape setting of the built area of the Parish. The Residents Survey asked which views best demonstrated this feature.'* For this reason, the Policy has been progressed throughout the plan-making process.

4.4.7.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.4.8 Policy HPE7: Flooding and SuDS

The Policy reads as follows:

HPE7: FLOODING AND SuDS

Any proposed development will include mitigation measures against future risk to properties, residents and wildlife from flash flooding and by keeping development away from areas prone to flooding.

The use of Sustainable Drainage Systems (SuDS) will be expected where an engineering and ground assessment indicates feasibility.

Where a Sustainable Drainage System (SuDS) is proposed consideration of the site and the positive benefits it could have for the environment should be demonstrated in the planning application.

Should it be demonstrated that infiltration is not possible then water should be discharged to a watercourse or a sewer with appropriate attenuation and treatment to ensure that flood and pollution risk is not increased and where possible betterment is provided.

4.4.8.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to paragraphs 99 and 100 of the NPPF which states that *'New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.8.2 Significant, Secondary and Temporal Effects

Table 18: Impact on SEA Objectives: Policy HPE7

SEA Objectives (SO)		Policy HPE7		
		Short Term	Medium Term	Long Term
Environmental	1	?/+	?/+	?/+
	2	0	0	0

SEA Objectives (SO)		Policy HPE7		
		Short Term	Medium Term	Long Term
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	+	+	+
	9	+	+	+
	10	+	+	+
	11	0	0	0
	12	0	0	0
Commentary		<p>There will be minor positive effects on those SEA Objectives regarding flood risk, SuDS and water quality as a result of the Policy. Impacts are not specified as significant, where the Policy is primarily concerned with preventative measures in the first instance. The Policy ensures that all / any proposed development will need to include mitigation measures against future risk to properties, residents and wildlife. The baseline indicates that there is minimal risk from fluvial flooding within the Plan area, aside from those areas associated with the channel of the River Ter, although some areas of surface and ground water flooding are present. With this in mind, the Policy could make additional reference to what is expected of a developer in submitting a planning application, with reference to paragraph 103 of the NPPF. Uncertain effects have been highlighted regarding the incorporation of SuDS and the cumulative assessment of this Policy with Policy HPE2 'Natural Environment & Biodiversity'. This is in line with the benefits that SuDS can offer in terms of green and blue infrastructure networks within the Plan area and further afield. It is recommended that a preference for SuDS to enhance green and blue infrastructure is included within this Policy.</p>		
Social & Economic	13	0	0	0
	14	0	0	0

SEA Objectives (SO)		Policy HPE7		
		Short Term	Medium Term	Long Term
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will be no direct or secondary impacts on the social and economic SEA Objectives.		

4.4.8.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'all development proposals need to take account of the potential impacts of climate change and ensure the protection and enhancement of the natural environment, habitats, biodiversity and geo-diversity of the district.'* Further, the Policy maintains awareness of areas liable to flooding and ensures that Sustainable Drainage Systems (SuDS) are used to improve the area accompanying development. For this reason the Policy has been progressed throughout the plan-making process.

4.4.8.4 Proposed Mitigation Measures / Recommendations

Regarding fluvial flooding, the Policy could make additional reference to what is expected of a developer in submitting a planning application, with reference to paragraph 103 of the NPPF.

It is further recommended that a preference for SuDS to enhance green and blue infrastructure is included within this Policy.

4.4.9 Policy HPE8: Heritage

The Policy reads as follows:

HPE8: HERITAGE

Any development will enable the conservation and sustainability of the historic environment to maximise the wider social, cultural, economic and environmental benefits such conservation can bring while developing opportunities to draw on the contribution made by the historic environment to the local character and distinctiveness.

An appropriate assessment of the significance of any heritage asset(s) in the Parish, including the contribution made to their setting, the impact of a development on the asset(s) and how much such development could conserve and enhance the asset(s) will need to be included in any planning application that effects the asset(s) using information from the Essex Historic Environment Record, guidance from relevant experts and where appropriate using the Building in Context Toolkit (Historic England).

Developers will be expected to respect these areas and buildings, whatever their state of repair, and to ensure no harm comes to them as a result of their plans. This will include the setting of the asset.

The Parish will be open and receptive to innovative but sensitive uses of a heritage asset in order to support its conservation, enhancement and future use.

4.4.9.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Section 12 of the NPPF which states that *'planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.4.9.2 Significant, Secondary and Temporal Effects

Table 19: Impact on SEA Objectives: Policy HPE8

SEA Objectives (SO)		Policy HPE8		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	+	+	+
	4	+	+	+
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	?	?	?
	11	++	++	++
	12	0	0	0
Commentary		<p>The Policy will ensure there are significant positive effects on SEA Objective 11, regarding the historic environment. The Policy seeks conservation in the first instance, with enhancement and suitable schemes to ensure future use and maintenance also sought where possible. Preliminary work in understanding the threats to assets in the Plan area is set out in the Policy as the first stage in putting together planning applications, ensuring that all planning applications address the historic environment. There will be addition secondary impacts related to the landscape and the villages' rural settings as these themes are intrinsically linked to the historic environment. Uncertain impacts are highlighted cumulatively through this Policy and that of Policy HPE7, where the inclusion of SuDS in proposals may not be compatible with the conservation and enhancement of the historic environment, assets and their settings. It is recommended that the supporting text elaborates on this potential incompatibility in</p>		

SEA Objectives (SO)		Policy HPE8		
		Short Term	Medium Term	Long Term
		schemes and that any such issues are addressed in relevant assessment work accompanying planning applications, or through required Planning Statements.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		There will be no direct or secondary impacts on the social and economic SEA Objectives.		

4.4.9.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'all heritage assets both designated and non-designated are held in high regard by the Parish and subject to this policy. The NPPF describes heritage assets as: "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest" and requires that there should be a positive strategy for the conservation and enjoyment of the historic environment.'* For this reason the Policy has been progressed throughout the plan-making process.

4.4.9.4 Proposed Mitigation Measures / Recommendations

It is recommended that the supporting text elaborates on the potential incompatibility of conservation / enhancement of the historic environment and SuDS in schemes and that any such issues are addressed in relevant assessment work accompanying planning applications, or through required Planning Statements.

4.5 Facilities and Infrastructure Policy

4.5.1 Context / Justification

The NPPF states that there are 12 core planning principles that should underpin both plan-making and decision-taking. One of these principles relates to proactively driving and supporting sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Further, Plans should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement.

The Plan states on page 41 that, *'facilities and infrastructure enhancements benefit all sections of the community and are of most concern to the residents. Many of these issues cannot be addressed directly by the policies within the Plan but constrain sustainable growth.'*

In response to this, a number of policies relevant to facilities and infrastructure are included within the HPNDP, relevant to the Plan area. These are assessed within the following sub-sections.

4.5.2 Policy FI1: Transport and Access

The Policy reads as follows:

FI1: TRANSPORT AND ACCESS

Development proposals must be supported by a Transport Statement or Assessment which must reference ECC Development Management Policies (2011), and in particular Policy DM13, which specifies the thresholds (Appendix B) when such statements will be required.

New development must provide appropriate safe pedestrian and cycle routes to public transport hubs e.g. bus stops and the railway station and recreational, educational and retail facilities. Where possible these routes should link to other local and national networks. Safe links from Maldon Road to Keith Bigden Memorial Ground and Bury Lane to the station are required.

Access for all should be the standard. Where possible, shared use cycle ways / footpaths should be provided. The needs of those with mobility problems and visual impairment should be considered e.g. dropped kerbs, textured surfaces. This will also meet the needs of people with pushchairs.

Developments will be required to implement 'shared spaces' or 'living streets' to reduce both the speed and dominance of motorised transport, by removing unnecessary street furniture / road markings, introducing specific materials and a speed limit of 20 mph. Church Road from The Street to De Vere Close and New Road are seen as suiting shared spaces.

Any new public parking areas would provide secure covered cycle bays or storage. Increased secure cycle parking will be provided at local amenities e.g. school and station to meet demand, encouraging residents to use cycles instead of cars.

Proposals for all new developments should prevent unacceptable risks from emissions and all forms of pollution (including air and noise pollution) to ensure no deterioration of current

standards. All applications for development where the existence of or potential for the creation of pollution is suspected must be supported by relevant assessments and where necessary include preventative measures.

4.5.2.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraph 32 of the NPPF which states that *'all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; (and) safe and suitable access to the site can be achieved for all people.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.2.2 Significant, Secondary and Temporal Effects

Table 20: Impact on SEA Objectives: Policy F11

SEA Objectives (SO)		Policy F11		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	+	+	+
	7	+	+	+
	8	0	0	0
	9	0	0	0
	10	0	0	0

SEA Objectives (SO)		Policy F11		
		Short Term	Medium Term	Long Term
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no direct impacts on any of the environmentally themed SEA Objectives, however there will be minor positive indirect (secondary) impacts associated with air quality and noise pollution through an assumption that the Policy will lead to a modal shift to sustainable transport means (including walking and cycling).		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	+	+	+
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy will ensure positive impacts on sustainable transport; predominantly walking and cycling which can contribute to a modal shift away from private car journeys within the Plan area. This will also ensure positive implications regarding access to services and facilities within the Plan area, however in both instances significant impacts have not been highlighted due to the ease of access to the towns of Witham and Maldon and the city of Chelmsford and the presence of strategic road bisecting the area with east and west on/off slips. This is no criticism of the Policy however, which is appropriate in its scope to address transport related aspirations within the context of a Neighbourhood Development Plan and within the Plan area.		

4.5.2.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'Traffic flows through the village in peak hours are consistently high. Development within the Parish needs to avoid increasing local traffic. Highways England consultation on the A12 widening shows main junctions along The Street are unable to meet demand at peak times. The reliance on cars and the restrictive street pattern in the village creates a need for alternatives to private car use to be provided.'* For this reason, the inclusion of such a Policy is appropriate for the Plan area and has been progressed throughout the plan-making process.

4.5.2.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.5.3 Policy FI2: Parking

The Policy reads as follows:

FI2: Parking

Development will be required to provide vehicular and cycle parking in accordance with the current adopted Essex County Council Parking Standards.

RESIDENTIAL PARKING

- Off street parking for each dwelling with provision for deliveries and services, guests, healthcare personnel e.g. patient transport pick up / drop off and other transient visitors.
- The use of tandem parking on properties or large parking courts to the front part of developments will be discouraged.
- Where garages are provided they must be designed to reflect the style of the house they serve and set back from the street frontage.

GENERAL PARKING

- When proposals for development and planning applications are being considered opportunities to provide public car parking near to community services will be identified.
- Any existing public parking area e.g. Railway Station, Hadfelda Square will be retained unless an equivalent or improved facility is provided nearby.
- Proposals that improve parking facilities enhancing safe and suitable access to the train station will be supported.

BUSINESS PARKING

- Business developments will be required to provide appropriate off road parking for customers, deliveries and staff.

ELECTRIC CHARGING POINTS

- New public car parking provision should include charging points as standard. The provision of charging points in existing public car parks will be encouraged and supported.
- New developments will show that they have made or have the potential to have provision

for electric vehicle charging for each dwelling.

- New developments should include provision of a public charging point/s in communal parking areas.

4.5.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraph 39 of the NPPF which states that *'if setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.3.2 Significant, Secondary and Temporal Effects

Table 21: Impact on SEA Objectives: Policy FI2

SEA Objectives (SO)		Policy FI2		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	+	+	+
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0

SEA Objectives (SO)		Policy FI2		
		Short Term	Medium Term	Long Term
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have a minor positive impact on the SEA Objective related to landscape through the design themed criteria of the Policy regarding residential parking and garages.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	+	+	+
	18	+	+	+
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy will have positive impacts on the transport related SEA Objectives. The Policy ensures inclusive access to services and facilities whilst also striking an appropriate balance between vehicle use and sustainable modes including electric cars. The Policy reiterates a number of requirements of the ECC Parking Standards Document as adopted by BDC, however omits parking requirements for PTWs and disabled bays. The Policy could iterate more clearly the role / purpose of the included criteria (i.e. whether they are a summary of the ECC Parking standards document or deviations from it) as well as specifying whether the ECC Parking Standards document should be used for bay requirement / provision only or also as a design guidance document.		

4.5.3.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'adequate parking provision including visitor/delivery spaces within the perimeter of all*

new housing is considered to be an essential requirement to prevent vehicles impacting surrounding roads with overflow parking. New developments need to address the full range of vehicle movements required including: emergency services, refuse collections, delivery services.' For this reason the Policy has been progressed throughout the plan-making process.'

4.5.3.4 Proposed Mitigation Measures / Recommendations

The Policy could iterate more clearly the role / purpose of the included criteria as well as specifying whether the ECC Parking Standards document should be used for bay requirement / provision only or also as a design guidance document.

4.5.4 Policy FI3: Education and Health Infrastructure

The Policy reads as follows:

FI3: Education and Health Infrastructure

The provision of education facilities for all ages within the Parish will be encouraged in appropriate locations.

The provision of new physical and mental healthcare services within the Parish will be encouraged in appropriate locations.

Loss or degradation of education or healthcare services will be resisted.

4.5.4.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraph 72 of the NPPF which states that *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'* Additionally, paragraph 156 of the NPPF sets out that planning should deliver, *'the provision of health, security, community and cultural infrastructure and other local facilities.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.4.2 Significant, Secondary and Temporal Effects

Table 22: Impact on SEA Objectives: Policy FI3

SEA Objectives (SO)	Policy FI3		
	Short Term	Medium Term	Long Term

SEA Objectives (SO)		Policy FI3		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no direct or secondary impact on any of the environmentally themed SEA Objectives.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	+	+	+
	16	+	+	+
	17	0	0	0
	18	+	+	+

SEA Objectives (SO)		Policy FI3		
		Short Term	Medium Term	Long Term
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy will ensure minor positive impacts on those SEA Objectives related to community facilities, access to services and facilities and sustainable transport. Impacts are limited, and not significant, due to the scope of the Plan and the planning system to directly ensure that such facilities are provided.		

4.5.4.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'sustainable schooling should provide places for all Early Years and Primary age children within the Parish. Where children have to be transported from outside the area to a local school and vice versa there is a potential impact on traffic congestion, the environment, health, safety and wellbeing. Healthcare facilities e.g. surgery, pharmacy and dentist are of importance to residents. It is strongly desired that the current levels of service are maintained and improved. The impact of an ageing population and housing development will require management to avoid diminishing the service.'* For this reason, the Policy has been progressed throughout the plan-making process.

4.5.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.5.5 Policy FI4: Retention of Assets of Community Value

The Policy reads as follows:

FI4: RETENTION OF ASSETS OF COMMUNITY VALUE

Proposals that will result in the loss of, or substantial harm to, an ACV will be strongly resisted.

Loss of an ACV will only be permitted when there is no longer a need for that facility or a replacement facility of equal or enhanced quality is available or can be provided as part of any scheme.

4.5.5.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to The Localism Act. 'Locality Quick Guide to the Community Right to Build' states that '*under the Localism legislation, voluntary and community organisations and parish councils can nominate an asset to be included in a 'list of assets of community value. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period.*' As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.5.2 Significant, Secondary and Temporal Effects

Table 23: Impact on SEA Objectives: Policy FI4

SEA Objectives (SO)		Policy FI4		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0

SEA Objectives (SO)		Policy FI4		
		Short Term	Medium Term	Long Term
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no direct or secondary impacts on any of the environmentally themed SEA Objectives.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	+	+	+
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy will have a minor positive impact on the SEA Objective regarding the protection of community facilities, whilst being flexible should wider benefits be secured through proposals regarding those buildings listed as ACVs in the Plan. The supporting text / justification explains that 'other sites/buildings suitable for inclusion on the list of ACVs within the Parish will be considered by the		

SEA Objectives (SO)	Policy FI4		
	Short Term	Medium Term	Long Term
	Parish Council throughout the Plan period. The community are encouraged to nominate buildings or land that are considered important to social wellbeing as ACV's accepting that such assets will require community support and funding if they become at risk in the future and are to be retained.' This can ensure that minor positive impacts can be realised throughout the Plan period.		

4.5.5.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'there is strong community support to safeguard village assets. The Parish is fortunate to have a number of assets but only the Sportsmans Arms, in Nounsley, is currently listed as an ACV with BDC and is supported by an active local group seeking to bring it back into use to provide a community hub. The NPPF confirms that the planning system plays an important role in facilitating social interaction and the importance of planning positively for the provision and use of shared space including community facilities and services.'* For this reason, the policy has been progressed throughout the plan-making process.

4.5.5.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.5.6 Policy FI5: Developer Contributions

The Policy reads as follows:

FI5: DEVELOPER CONTRIBUTIONS

Any planning applications for new development within the Plan Area must demonstrate how they can contribute towards the delivery of community development. This may be via a Section 106 Agreement or through payment of any future CIL or payment contribution method.

Provision towards infrastructure, either through direct provision of new facilities or through financial contributions, will be expected from all development subject to the guidance set out in the National Planning Policy Framework including the ability for development to be delivered viably.

Any contribution secured as a result of development within the Plan Area shall be prioritised towards the delivery of targeted community objectives wherever possible. If any unilateral undertaking is proposed to directly deliver any of the Parish Council objectives, the acceptability of any scheme must first be agreed in writing by the Parish Council. Otherwise, it is intended that the Parish Council will prioritise any general financial contribution towards provision of a specific project.

4.5.6.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraphs 103 and 104 of the NPPF which states that *'(local planning authorities) should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.5.6.2 Significant, Secondary and Temporal Effects

Table 24: Impact on SEA Objectives: Policy FI5

SEA Objectives (SO)		Policy FI5		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	?	?	?
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy has been assessed as having uncertain impacts on ensuring that recreational activity does		

SEA Objectives (SO)		Policy FI5		
		Short Term	Medium Term	Long Term
		not impact on Natura 2k designations outside of the Plan area. Whilst the Policy is appropriately specific to developer contributions within the Plan area, reference could perhaps be made within the supporting text of the emerging Recreational Avoidance Mitigation Strategy (RAMS) document, which will include the need for developer contributions to mitigate off-site impacts. Such wording is included within the relevant housing related policy (HO1) however, and for this reason there is no specific recommendation related to the Policy wording.		
Social & Economic Objectives	13	0	0	0
	14	+	+	+
	15	+	+	+
	16	+	+	+
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	?	?	?
Commentary		<p>There will be minor positive impacts regarding the Policy associated with the delivery and accessibility of new community facilities as required and associated with a new development within the Plan area. The NPPF however states that, 'Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.' Within this context, the Policy is considered appropriate, with contributions for wider infrastructure being a matter of the County Council through the 'Developers Guide to Infrastructure Contributions' document. Nevertheless, the Plan is primarily focused on community facilities, and in view of the baseline regarding affordable housing needs and a wider need to increase housing delivery, could be expanded to include (or exclude if deemed necessary) the need for financial contributions for the purposes of delivering affordable housing. This is in line with Paragraph 50 of the NPPF, which states that, '<i>local planning authorities should) where they have identified that affordable housing is needed, set policies</i></p>		

SEA Objectives (SO)	Policy FI5		
	Short Term	Medium Term	Long Term
	<i>for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.'</i>		

4.5.6.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'new housing development will put additional demands on services such as healthcare and education, community facilities, utilities and infrastructure. To mitigate these demands, developer contributions will be sought to ensure the Parish is a thriving sustainable community.'* For this reason, the Policy has been progressed throughout the plan-making process.

4.5.6.4 Proposed Mitigation Measures / Recommendations

The Policy could be expanded to include (or exclude if deemed necessary) the need for financial contributions for the purposes of delivering affordable housing within the Plan area.

4.6 Housing Policy

4.6.1 Context / Justification

The NPPF states that ‘to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.’*

The Plan includes housing policies that ‘seek to ensure that any new housing developments are of good quality and design, add to the existing characteristics of the Parish and meet the needs of the community. Large, high density developments are regarded as detracting from the rural nature of the Parish. Some new housing provision will be required. It is critical for sustainability that infrastructure constraints, such as road congestion, limited school places and GP capacity are taken into account.’ These policies are assessed in the following sub-sections of this Report.

4.6.2 Policy HO1: Design of New Developments

The Policy reads as follows:

HO1: DESIGN OF NEW DEVELOPMENTS

This applies to all development whether it is a new site or an addition to an existing development.

Any residential development subsequently coming forward will need to be subject to a project level Habitats Regulations Assessment (HRA) and secure sufficient mitigation measures to avoid a Likely Significant Effect, until such time as an Essex-wide Recreational Avoidance Mitigation Strategy (RAMS) is approved.

The Hatfield Peverel and Nounsley Character Assessment along with Building for Life 12 and the Essex Design Guide should inform the design of new proposals.

New residential developments will be considered appropriate if they can demonstrate that the following have been addressed within the proposal:

- Provision of a mix of housing types for a socially inclusive community
- Density of development must have regard to that within the immediate and surrounding area. Where there may be an impact on the natural environment a lower density may be considered acceptable or a higher density where the design is both innovative and of a high standard and in a highly sustainable location
- Layout, height and overall elevation design should be in harmony with the character and appearance of the surrounding area, including views into and out of the site. Materials should reflect the development's context
- Developments on unallocated sites should be for small numbers of houses of up to 30 houses or bungalows
- On developments of 10 or more mixed housing types at least 1 wheelchair unit will be provided per 10 dwellings. (e.g. 27 dwellings = 2 units)
- Good connection and permeability – short, safe and direct routes for pedestrians, wheelchair users, cyclists and mobility scooters connecting through the development to the rest of the village
- The changing needs and lifestyles of the population have been considered, building to Lifetime Homes Standard (see Glossary) in accordance with current national guidance
- Innovation to achieve low carbon sustainable design that meets the BREEAM Home Quality Mark Standard Excellent where viable (see Appendix 3)
- New development will be encouraged to adopt a 'fabric first' approach to reduce energy demand and provide energy in the most cost effective way
- The creation of shared spaces for all users, alternatives to the car and streets that encourage low speeds are encouraged
- The use of high quality surface materials are expected in order to help with marking out

parking areas and shared spaces

- The provision of a well-designed landscaping scheme to soften the impact of the development, provide new wildlife habitats and enable cohesion with the existing settlements
- Careful consideration should be given to the materials used in marking boundaries on those plots bordering the public realm for visual appearance, safety and security
- Allowance for the efficient functioning of the BDC waste and recycling scheme with convenient, well screened storage space for bins and recycling
- Provision of new facilities incorporated into the scheme or through developer contribution should be available for use by the general public

4.6.2.1 Alternatives Considered

The Policy as worded includes a criterion related to the scale of new unallocated residential development within the Plan area, with a maximum limit of up to 30 dwellings. A reasonable alternative for exploration would be to not include a maximum on-site home limit, and to allow developments to come forward above this limit.

- Alternative approach: To not include a maximum dwelling limit of 30 homes.

This notional alternative is assessed below alongside the Policy as worded for comparison purposes. It should be noted that aside from the distinguishing Policy criterion that provides comparison between the options, the assessment of the options below assumes that all other Policy content would remain the same. Additionally, the assessment focuses on the ability of the options to adhere to other Policies within the Plan.

4.6.2.2 Significant, Secondary and Temporal Effects

Table 25: Impact on SEA Objectives: Policy HO1

SEA Objectives (SO)		Policy HO1			Alternative Approach		
		Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0	0	0	0
	2	+	+	+	+	+	+
	3	0	0	0	?/-	?/-	?/-
	4	0	0	0	?/-	?/-	?/-
	5	?	?	?	?/-	?/-	?/-

SEA Objectives (SO)		Policy HO1			Alternative Approach		
		Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
	6	0	0	0	0	0	0
	7	0	0	0	0	0	0
	8	0	0	0	0	0	0
	9	0	0	0	0	0	0
	10	0	0	0	0	0	0
	11	0	0	0	0	0	0
	12	?	?	?	?/-	?/-	?/-
Commentary		<p>The Policy has been assessed as having positive impacts on the SEA objective that seeks to ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area. This is through the Policy criterion that any residential development subsequently coming forward will need to be subject to a project level Habitats Regulations Assessment (HRA) and secure sufficient mitigation measures to avoid a Likely Significant Effect, until such time as an Essex-wide Recreational Avoidance Mitigation Strategy (RAMS) is approved. In so far as this requirement is specific to all contributing development across the wider District, impacts can be expected to be identical through the alternative approach and proportionate to growth at different scales. Uncertain impacts have been highlighted regarding SEA Objectives 5 and 12, associated with agricultural land and coalescence respectively. These impacts relate to the absence of any criterion that seeks development to be located within the development boundary, however impacts can be seen as comparably and notionally more acceptable through the policy than the alternative, under which the principle of larger development proposals is more acceptable. The alternative will additionally have uncertain / negative impacts on those SEA Objectives regarding landscape and preserving the rural setting in comparison to minimal negative implications regarding the Policy's maximum non-allocated housing limit. It should be noted however that these impacts are identified notionally and at a high level for comparison purposes only, and it is feasible that large-scale proposals could be able to mitigate some of these impacts on a case-by-case basis.</p>					
Social & Economic	13	0	0	0	+	+	+
	14	0	0	0	0	0	0
	15	0	0	0	?/-	?/-	?/-

SEA Objectives (SO)		Policy HO1			Alternative Approach		
		Short Term	Medium Term	Long Term	Short Term	Medium Term	Long Term
	16	+/	+/	+/	-/	-/	-/
	17	?	?	?	+	+	+
	18	+/	+/	+/	-/	-/	-/
	19	0	0	0	0	0	0
	20	0	0	0	0	0	0
	21	+	+	+	++	++	++
	22	0	0	0	+	+	+
Commentary		<p>The Policy has been assessed as having minor positive effects regarding maximising sustainable transport uptake in so far as the dwelling limit ensures that smaller infill proposals within development boundaries are more likely to be forthcoming. In comparison, uncertain impacts have been identified for the alternative approach with no such maximum dwelling limit. The Policy has also been assessed as having positive impacts on housing delivery, in so far as it can ensure proportionate housing growth within the Plan area. The alternative has been assessed as having significantly positive impacts on this SEA Objective. Additionally, the alternative can be expected to ensure a higher proportion of affordable housing delivery under the 40% threshold espoused in Policy HO3. Also, minor positive impacts can be expected of the alternative associated with on-site accessible open space provision requirements, albeit this is likely to be at a cost to landscapes and would exist predominantly to serve any new community with minimal wider benefits. Uncertain / positive effects are notionally predicted as a result of the Policy for access to services and sustainable transport nodes, partly due to the absence of a requirement that development be located within development boundaries, however with additional consideration that they most likely would be. The alternative has been assessed as uncertain / negative for these SEA Objectives due an increased likelihood that larger schemes will extend outward from peripheral areas of the village and be comparable less accessible. Uncertain impacts have been assessed for the Policy regarding car parking, due to the likelihood that smaller schemes would be comparably less likely to adhere to well-designed car parking requirements than larger schemes that can be expected to be more prevalent under the alternative approach. The alternative approach has been assessed as having an additional uncertain / negative impact associated with community facilities and infrastructure, where larger schemes can be expected to increase the likelihood for capacity issues. Impacts are however predominantly uncertain at this stage, dependant on each proposal's scale and ability to provide either necessary infrastructure improvements on-site or through contributions.</p>					

4.6.2.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that the *'Incremental small scale growth is preferred by residents over large scale development on unallocated sites and therefore up to 30 dwellings has been selected as an appropriate level to achieve the following aims: New housing should be fully integrated into the built area as outlined by the Hatfield Peverel and Nounsley Character Assessment, in a sustainable location, avoiding a single large development that is perceived as a separate place; This will ensure that residents in the new homes feel part of the existing community with easy access to existing facilities; Provision for an appropriate mix of house types to meet the community's needs, including bungalows; (and) It is important that any development resulting in additions and alterations to the development boundary respects and reflects the surrounding area and rural feel of the Parish.'* For these reasons, the Policy has been selected, and the alternative rejected in so far as it can be expected to resemble disproportionate development outside of the development boundary.

4.6.2.4 Proposed Mitigation Measures / Recommendations

It is recommended that the Policy is expanded to ensure that development proposals should ideally be located within the development boundary, with a preference for the development of brownfield land in the first instance.

4.6.3 Policy HO2: Retirement Housing

The Policy reads as follows:

HO2: RETIREMENT HOUSING

Proposals for bungalows will be supported.

Proposals for retirement housing that respects and enhances the character of the Parish will be considered appropriate providing they can meet the following criteria:

- **The development must provide an appropriate landscaping scheme which incorporates acceptably designed outside communal amenity areas for occupiers of the development whilst protecting the amenity of neighbouring residents**
- **Accessibility – unobstructed safe footpaths to cater for mobility scooters and wheelchairs. Easy access to public transport options and communal facilities such as Doctor's Surgery, Library and food shops**
- **All accommodation must be suitable for wheelchair users**
- **Properties should be built to Lifetime Homes Standards**

4.6.3.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraph 50 of the NPPF which states that *'(local planning authorities should) deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future*

demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.6.3.2 Significant, Secondary and Temporal Effects

Table 26: Impact on SEA Objectives: Policy HO2

SEA Objectives (SO)		Policy HO2		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		Due to the Policy's singular theme, there will be no impacts on the environmentally themed SEA Objectives.		
Social	13	0	0	0

SEA Objectives (SO)		Policy HO2		
		Short Term	Medium Term	Long Term
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	+	+	+
	19	0	0	0
	20	0	0	0
	21	+	+	+
	22	0	0	0
Commentary		<p>The Policy has been assessed as having no direct or secondary impacts on the majority of the social and economic SEA Objectives. A minor positive impact has been predicted against the SEA Objective related to providing a mix of housing types and tenures, in so far as this relates in turn to the theme of the Policy. Minor positive impacts can also be expected through the Policy's accessibility related criterion and requirement for ease of access to sustainable transport options.</p>		

4.6.3.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'there is a shortage of suitable housing for the ageing population which leads to under occupancy, older residents living in unsuitable homes and the local market becoming stagnant.'* As such a key objective of the Plan is to *'to provide housing that enables owner occupiers to downsize to smaller, easily managed properties, near to services and facilities enabling independent living.'* For this reason, the Policy has been progressed throughout the plan-making process.

4.6.3.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.6.4 Policy HO3: Affordable Housing

The Policy reads as follows:

HO3: AFFORDABLE HOUSING

Any residential development 11 or more dwellings will be expected to provide 40% affordable homes.

Housing type should reflect that identified as being required by applicants with a local connection on the Housing Register.

In order to promote social inclusion, the affordable housing provision must be integrated within the market housing and not located on the periphery of the development.

Tenure will be on an 80/20 split of rented and intermediate housing, unless it can be demonstrated that the ratios should be adjusted to meet local demand.

First occupation of any dwelling will be specifically for people with a local connection to the Parish of Hatfield Peverel with a housing need in accordance with the prevailing Allocations Policy of the Local Authority. This requirement will form part of the Section 106 Agreement.

Local connection is defined by:

- Have lived in the Parish for 5 years of the last 8 years and/or
- Have immediate family (parents, children, siblings) that have lived in the Parish for 5 years or more
- Employed in the Parish for 5 or more years
- Must be registered on the District Housing Register

4.6.4.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. The Policy ensures sustainable development practices, and accords to Planning Practice Guidance. The evidence used within the HPNDP to formulate Policy HO2 has been commissioned for the emerging BDC Local Plan. In regard to the context of the HPNDP, this evidence is considered appropriate.

The Local Plan states that, *'the Council alongside its partner authorities within the housing market area (Chelmsford, Colchester and Tendring) commissioned a Strategic Housing Market Assessment Update which was completed in 2015. This built on other pieces of work carried out on Objectively Assessed Housing Need and is focused on examining affordable housing need in the District. This report, which is available as part of the evidence base for the Local Plan, sets out that 218 affordable homes are needed in the District per year to meet our (the District's) needs. This is approximately 30% of the total of objectively assessed need now that OAN is 716 new homes per year. The Council separately commissioned a viability study to look at the viability of affordable housing on a range of sites in the District. This report is also available as part of the evidence base and concluded that 30 - 40% affordable housing would be viable in most cases on sites of more than 10.'*

The Sustainability Appraisal of the emerging BDC Local Plan explored various options ('reasonable alternatives') regarding affordable housing delivery in the context of the wider District. These included a

single threshold for the District in addition and opposed to another option to set different requirements for urban / rural areas. The emerging BDC Local Plan includes different thresholds for urban and non-urban areas. This sets a requirement for 40% affordable housing on developments of 11 or more dwellings in Hatfield Peverel, which has been reiterated in the HPNDP Policy HO2.

At the strategic scale, different percentage requirements from different dwelling totals can be seen as not distinctively different to warrant assessment, particularly in response to the findings of the specialist District-wide evidence in the form of the SHMA and the corresponding viability study. As such no other alternatives can be considered reasonable within this SEA Environmental Report.

4.6.4.2 Significant, Secondary and Temporal Effects

Table 27: Impact on SEA Objectives: Policy HO3

SEA Objectives (SO)		Policy HO3		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	?/+	?/+	?/+
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no impact on the majority of the environmentally themed SEA Objectives.		

SEA Objectives (SO)		Policy HO3		
		Short Term	Medium Term	Long Term
		Nevertheless, notional positive impacts can be expected regarding 'townscape' themes, associated with the Policy's criterion that affordable housing provision must be integrated within the market housing and not located on the periphery of the development. The Plan's allocation of the former Arla site aside, a degree of uncertainty surrounds the likelihood of this being forthcoming through any non-allocated development, in consideration of the possible difficulty of integrating affordable housing within market housing in schemes with a maximum dwelling limit of 30 units (as per Policy HO1).		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	+	+	+
	22	++	++	++
Commentary		The Policy will have significantly positive impacts on the SEA Objective regarding affordable housing. The percentage and dwelling threshold respond to an identified need at the District level reflecting the findings of specialist evidence base work undertaken for the emerging BDC Local Plan. There will also be positive impacts associated with housing type and tenure, where the Policy specifies that tenure will be on an 80/20 split of rented and intermediate housing in the first instance, although there is flexibility within the Policy should different evidence suggest a different ratio split.		

4.6.4.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'The lack of affordable housing in the village is resulting in younger people having to live with parents or move out of the area.'* As such, a Plan objective was developed, *'to ensure that new housing developments provide a number of affordable houses which would be available to local people reducing the number of "hidden households."* In response to this, and wider evidence at the District level associated with

affordable housing needs and historic delivery, the Policy has been selected to largely reiterate that of the emerging BDC Local Plan appropriate to the local context of the Plan area.

4.6.4.4 Proposed Mitigation Measures / Recommendations

No recommendations are made for this Policy.

4.6.5 Policy HO4: Minimum Garden Sizes

The Policy reads as follows:

HO4: MINIMUM GARDEN SIZES

Houses when built will have a minimum private garden size of 100m². Exceptions to this requirement will be:

- **One and two bedroom dwellings – a minimum private garden area of 50m² will be required**
- **Three bed terrace dwellings – private gardens shall be a minimum depth of 2.5m x the width of the house (except where the provision exceeds the 100m²) to a minimum private garden size of 100m²**
- **For flats and apartments - minimum balcony area of 5m² where appropriate with a similar size private area for the ground floor dwelling and a private communal area for all which shall be to a high specification design, hard and soft landscaped garden area of 25m² per flat or apartment**

4.6.5.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. The Plan states that The Essex Design Guide has recommended minimum garden sizes of 100m² as a requirement for most new housing types since 1973 and that this has historically been a suitable garden size. The Essex Design Guide is not a statutory instrument and exists as adopted guidance at the District level; however no other alternatives are considered distinctively different to warrant assessment at the strategic level and thus within this SEA Environmental Report.

4.6.5.2 Significant, Secondary and Temporal Effects

Table 28: Impact on SEA Objectives: Policy HO4

SEA Objectives (SO)		Policy HO4		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	+	+	+
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The single themed nature of this Policy does not necessarily reflect the strategic nature of the environmental SEA Objectives, which leads to 'no impact' being assessed for the majority of the objectives. Nonetheless, minor positive impacts can be expected regarding biodiversity, where private garden space of an appropriate size can contribute to green networks and create localised habitat creation.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0

SEA Objectives (SO)		Policy HO4		
		Short Term	Medium Term	Long Term
	15	0	0	0
	16	0	0	0
	17	0	0	0
	18	0	0	0
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy has been assessed as having no impact on the social and economic Objectives due to their strategic nature.		

4.6.5.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'residents are concerned that there is trend to smaller gardens and private areas leading to increased density of building and decreased amenity'* which has led to the development of a Plan objective regarding the prevention of *'over development of an area affecting the environment of the village and the wellbeing of the residents.'* For these reasons, the Policy has been progressed throughout the plan-making process.

4.6.5.4 Proposed Mitigation Measures / Recommendations

No recommendations have been made for this Policy.

4.6.6 Policy HO5: Creating Safe Communities

The Policy reads as follows:

HO5: CREATING SAFE COMMUNITIES

Developments will provide safe play spaces and design out crime.

Children's play space must be located centrally within a development, where good passive surveillance from surrounding properties is achieved whilst having regard to the residential amenity of properties close by.

Secured by Design methods will be incorporated into any new residential development to design out crime and create a feeling of a safe place to live and move through.

4.6.6.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to Paragraph 58 of the NPPF which states that *'planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.'* As such no other alternatives can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.6.6.2 Significant, Secondary and Temporal Effects

Table 29: Impact on SEA Objectives: Policy HO5

SEA Objectives (SO)		Policy HO5		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0

SEA Objectives (SO)		Policy HO5		
		Short Term	Medium Term	Long Term
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy has been assessed as having no direct or secondary impacts on the environmentally themed SEA Objectives.		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	0	0	0
	16	+	+	+
	17	0	0	0
	18	+	+	+
	19	0	0	0
	20	0	0	0
	21	0	0	0
	22	0	0	0
Commentary		The Policy has been assessed as positive impacts on both access to services and facilities and sustainable transport uptake, by ensuring access and egress routes by walking and cycling through new developments are clear, safe and attractive to use.		

4.6.6.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that *'if communities feel safe with facilities and services within easy access by foot or cycle then more people will be encouraged not to use their vehicles for short journeys. Secured by Design is "the official UK Police Flagship initiative which combines the principles of designing out crime with physical security" Secured by Design Website 2016.'* For this reason, the Policy has been included and progressed throughout the plan-making process.

4.6.6.4 Proposed Mitigation Measures / Recommendations

No recommendations have been made for this Policy.

4.6.7 Policy HO6: Allocation of the Former Arla Site

The Policy reads as follows:

HO6: ALLOCATION OF THE FORMER ARLA SITE

The redevelopment of the former Arla site (HATF608) (see map page 55) will be supported provided that it includes:

- Affordable housing
- Bungalows
- Retirement housing
- Apartments/starter homes
- Small business units e.g. workshops, offices, gym facilities, nursery
- Work hub/Café/tea room
- Safer access onto Station Road
- Contributions towards highways enhancements on Bury Lane including safer access from the A12 slip road, to be agreed with the relevant Highways Authorities
- Contributions towards enhanced pedestrian and cycle access on Station Road and Bury Lane, linking up to The Street
- Contributions to improved access to and from The Street via Bury Lane
- Provide improvements to the unsafe access onto Station Road from the station car park
- Mitigates adverse noise and air pollution from the A12 and railway

4.6.7.1 Alternatives Considered

The principles and requirements of this Policy ensure that aspirations surrounding sustainable development practices will be met. In so far as the Policy ensures sustainable development practices, it accords directly to the presumption in favour of sustainable development of the NPPF and various thematic requirements espoused within the Framework. The Policy also closely follows the housing requirements in the Plan area in terms of affordability, type and tenure. As such no other alternatives regarding a different suite of

requirements on-site can be considered reasonable or distinctively different to warrant assessment within this SEA Environmental Report.

4.6.7.2 Significant, Secondary and Temporal Effects

PLEASE NOTE: The assessment of this policy below has been undertaken commensurate and relevant to its content and specific purpose within the Plan. An assessment of the site alongside reasonable alternative sites is included later within this Report.

The findings of the site assessment within Section 5 of this Report have been considered in the assessment of this Policy; this Policy assessment considers whether the site policy criteria adequately address any sustainability issues identified within Section 5.

Table 30: Impact on SEA Objectives: Policy HO6

SEA Objectives (SO)		Policy HO6		
		Short Term	Medium Term	Long Term
Environmental Objectives	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	0	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	10	0	0	0
	11	0	0	0
	12	0	0	0
Commentary		The Policy will have no impact on any of the environmentally themed SEA Objectives. Within the assessment of the site (see Section 5 of this Report), potential noise and air quality issues have been		

SEA Objectives (SO)		Policy HO6		
		Short Term	Medium Term	Long Term
		<p>raised in consideration of the suitability of the site. The Policy can be seen to ensure that these factors are considered through mitigation. Additionally, Policy exists within the Plan that additionally sets out the requirements of developers in formulating planning applications regarding these and other pollution factors. Due to the site's former use as a dairy, there exists a potential for contamination on site, which could be highlighted as something to be addressed in any subsequent planning application and included within the Policy.</p>		
Social & Economic Objectives	13	0	0	0
	14	0	0	0
	15	+	+	+
	16	+	+	+
	17	0	0	0
	18	+	+	+
	19	+	+	+
	20	0	0	0
	21	++	++	++
	22	++	++	++
Commentary		<p>The Policy will have positive impacts associated with housing types and tenures (through a suitable mix responding to identified need in the Plan area and wider District context), as well as affordable housing. These effects have been identified as significant in the context of the village and context of the Plan area. Additionally, minor positive effects have been identified for the Policy's identified infrastructure improvement requirements (including community infrastructure), to be provided through developer contributions. Additionally the Policy seeks direct provision of improvements to the access onto Station Road from the car park; the existing arrangements requiring pedestrians and cyclists to cross Station Road on the brow of a hill with limited visibility.</p>		

4.6.7.3 Reasons for Selecting the Preferred Policy / Rejecting Alternative Options

The Plan states that 'closure of the Arla factory caused a loss of employment in the village. The site gives an opportunity to provide mixed residential and commercial facilities for the Parish. As a brownfield site it is

suitable for development to prevent dereliction. The supporting text of the Policy adds that the site's allocation and policy requirements meet a number of wider objectives: to ensure the development of the site provides for mixed-use development, to ensure the right mix of housing on site, and to ensure the use of brownfield sites over Greenfield land within the Parish. As such, the Policy has been progressed since the site became available following closure of the prior dairy processing operation and the demolition / clearance of the site.

4.6.7.4 Proposed Mitigation Measures / Recommendations

Due to the site's former use as a dairy, there exists a potential for contamination on site, which could be highlighted as something to be addressed in any subsequent planning application and included within the Policy.

4.7 The Quantum of Growth Allocated in the HPNDP

4.7.1 Introduction

The principle of allocating the former Arla site identified within Policy HO6 raises the requirement to explore whether alternatives related to the level of growth allocated within the Plan should also be explored. Although no specific housing quantum is identified within the Plan as being suitable or desirable for the site, reference is made to the Hatfield Peverel Site Assessment (2017), which identifies the quantum as 142-173 dwellings. This corresponds to the capacity of the site as it is identified in Braintree District Council's Strategic Housing Land Availability Assessment (SHLAA), which has been progressed as part of the Local Planning Authority's emerging Local Plan.

4.7.2 Should other Options be assessed?

The HPNDP can be viewed as allocating land for the purposes of 142-173 dwellings within the Plan area. A number of considerations are explored in this sub-section regarding whether the HPNDP should explore options regarding, and determine, an appropriate level of growth within the Plan area. These considerations are discussed under a number of headings below.

4.7.2.1 Objectively Assessed Need (OAN) at the District and Neighbourhood level (current and proposed)

The emerging Braintree District Local Plan identifies a current OAN of 716 new homes per year within the District amounting to a need for a minimum of 14,320 new homes between 2013 and 2033 (the Local Plan period). Section 6.60 of the Local Plan states that, *'the Local Plan has allocated an additional potential supply of at least 10% of homes over and above the Local Plan target. This is to guard against future fluctuations in the figure for objectively assessed need and to ensure that there is sufficient flexibility in the Local Plan so that if a number of sites deliver slower than anticipated for example, the objectively assessed need and the five year housing supply requirement can be met.'*

In addition, Section 6.61 of the Local Plan states that, *'all sites suitable for delivering ten or more homes are allocated for development on the Proposals Map. These are primarily located in accordance with the spatial strategy in the Main Towns and Key Service Villages.'*

At the time of writing, a consultation on draft revised text of the National Planning Policy Framework (NPPF) has recently started, with a closing date for comments on the 10th May 2018. The proposed changes to the NPPF relevant to the HPNDP include:

- a new standard method for the calculation of local housing need; and
- an expectation that local authorities should provide a housing requirement figure for designated neighbourhood areas.

Regarding the proposal for a standard method for the calculation of local housing need, this was initially introduced within 'Planning for the right homes in the right places: consultation proposals' (September 2017) at the national level. This method proposed that OAN within Braintree District was 835 homes per annum; a significantly higher number than set within the emerging Local Plan.

4.7.2.2 Allocations within the emerging Braintree District Council Local Plan

At the time of writing the emerging BDC Local Plan has not been formally found sound, with examination scheduled for July 2018. The emerging BDC Local Plan does not set a specific development quantum for Hatfield Peverel or any Key Service Villages either individually or cumulatively.

The emerging Local Plan includes housing allocations across the District, including Hatfield Peverel. This Plan allocates more land for development purposes within the HPNDP area, to the tune of 688 dwellings, as included within the Local Plan in Appendix 3. It should be noted however that 450 of these dwellings correspond to land within the HPNDP area at Wood End Farm. This allocation is identified as a 'strategic growth location' and represents an extension to Witham. The HPNDP has no statutory authority regarding 'strategic' decisions within their Plan area.

The HPNDP allocation of 142-173 dwellings at Arla Dairy represents a proportion of land within a wider emerging BDC Local Plan policy area that seeks to deliver up to 285 dwellings between the A12 and the GEML in Hatfield Peverel. This is contained within Policy LPP31 of the emerging BDC Local Plan and includes the following land allocations:

- Mixed use development of up to 200 dwellings on former Arla Dairy site
- Sorrels Field – up to 45 dwellings
- Bury Lane – up to 20 dwellings
- Rear of Station Road – up to 20 dwellings

The emerging BDC Local Plan contains the following statement on Neighbourhood Plans at section 5.12: *'Neighbourhood Plans cannot allocate less housing than the Local Plan proposes but they can allocate more.'* The HPNDP allocates less land for development and at a lower dwelling threshold than the emerging BDC Local Plan. Should the Local Plan be found sound at examination (scheduled for July 2018), then the above allocations of Wood End Farm, Sorrels Field, Bury Lane, the Arla Dairy and the rear of Station Road will be allocated and the quantum of growth for Hatfield Peverel can be expected to be forthcoming as per LPP31 (i.e. 285 dwellings).

4.7.3 Conclusions

The HPNDP allocates the Arla site only within Policy HO6, representing a large development of brownfield land that has been recently cleared. As a site with multiple sustainability benefits, the HPNDP includes the Arla allocation in order to ensure both its continued allocation should the emerging BDC Local Plan not be found sound and that a framework exists for its future use a mixed-use site.

As specified above, the HPNDP does not include a specific quantum of development for the Plan area and neither does the emerging BDC Local Plan regarding Main Towns or Key Service Villages either individually or cumulatively. Allocations within the Local Plan accord to the spatial strategy within that Plan through strategic growth locations (Policy LPP17) and through allocating suitable sites of 5 dwellings or more on the balance of their individual sustainability considerations. The HPNDP allocates a specific site for mixed-use development in accordance with an identified need and to ensure it is safeguarded as an allocated site. Additionally, the HPNDP contains a policy framework that is applicable for all planning applications that might come forward in the Plan area.

Additionally, considerations should be given to the consultation proposals regarding changes to the NPPF.



These indicate that any housing requirement figures that are set could be subject to change.

With this in mind, it would not be appropriate to identify specific quantum options for assessment within this SEA Environmental Report. Development proposals coming forward within the Plan area will be addressed on a case-by-case basis and their suitability and sustainability considered regarding the balance of individual benefits and constraints.

5. Assessment of Site Allocation Options

5.1 Introduction

The allocation of the former Arla Dairy site within the Plan boundary within the HPNDP ensures that the assessment of a number of 'reasonable alternatives' have been required to be assessed within the context of the SEA Directive. Within this Section, the sustainability merits and demerits of various site options can be identified for comparison purposes.

5.2 How have Site Options been identified?

Sites have been identified from a number of BDC emerging Local Plan evidence base documents, principally the SHLAA and SA. A number of sites were identified within the HPNDP boundary through the SHLAA process, as informed by a District-wide call-for-sites undertaken for the LPA's emerging Local Plan process. Sites were not considered within the SHLAA if they had a dwelling threshold of below 5 units, as this would not be appropriate for consideration in a strategic Local Plan. These sites were also not included within the BDC Local Plan SA. It is considered that this is a similarly valid approach to be undertaken within the HPNDP. As such, sites below a threshold of 5 dwellings have not been considered within this SEA Environmental Report, which is also a strategic undertaking.

5.3 Site Options identified within the HPNDP area

Following the application of the above methodology for including and discounting sites within the Plan-making process and thus the SEA Environmental Report, the following sites have been considered and assessed within this SEA Environmental Report.

Table 31: Sites omitted from consideration / assessment within this SEA

Site Ref in SHLAA / SA	Address	Potential / submitted site yield	Reason for omission
HATF318	Land to the south east of Sportsman's Arms PH, Sportsmans Lane	3	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF320	Land adjacent Badgers Oak, Nounsley Road	3	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF322	Land at Nounsley Road	4	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.

The sites in the following table have been identified as 'reasonable' options / alternatives for exploration and potential allocation within the HPNDP.

Table 32: Sites identified for assessment within this SEA

Site Ref in SHLAA / SA	Address	Potential / submitted site yield
HATF310	Land adjacent Walnut Tree Cottage, The Street, Hatfield Peverel	5
HATF311	The Vineyards,	150
HATF312	Part of the Vineyards Hatfield Peverel	30
HATF313	Sorrells Field	46
HATF314	Land South of The Street, Hatfield Peverel	220
HATF315	Land at Woodend Farm, London Road, Witham	432
HATF316	Land at Woodend Farm, London Road, Witham	50
HATF317	Land off Gleneagles Way, Hatfield Peverel/Land at Graceland, The Street	135
HATF319	Land to the south of London Road (Ambleside)	7
HATF321	Land Between Hatfield Peverel & Witham South of A12	500
HATF514	Casa Feliz, Manor Road, Nounsley, Chelmsford, Essex, CM3 2LZ	10
HATF515	Hawthorns, Peverel Avenue, Nounsley, Hatfield Peverel	8
HATF602	Site bounded by Church Road & Crabbs Hill	30
HATF608	Arla Dairy, Station Road	170
HATF609	Land between Hatfield Peverel Cricket Club & Sportsmans Lane	190
HATF630	Bury Farm, Bury Lane	51
HATF643	Land West of Ulting Road, Nounsley	20

5.4 The Assessment of Site Options

The following table represents the site options in the Plan area, and their assessment against the SEA Framework for Assessing the Plan's Site Options contained in Section 3.5.2 of this Report.

Table 33: Comparative site assessment

SEA Obj.	Indicator	Site Reference - 'HATF':																
		310	311	312	313	314	315	316	317	319	321	514	515	602	608	609	630	643
1)	Loss of biodiversity features	-	0	-	0	-	0	0	0	0	0	0	0	-	0	-	?/-	-
3)	Landscape sensitivity	-	?	?	-	-	-	-	?	?	?	?	?	-	+	+	-	?
4)	Development boundary	?	?	?	+	?	-	-	?	-	-	?	?	?	+	-	?	-
5)	Soil quality	0	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-
	PDL	+	-	-	-	-	-	-	-	-	-	-	-	-	+	-	-	-
6)	Distance from A12	-	-	-	-	?/-	-	?/-	-	-	-	0	0	0	-	0	-	0
7)	Distance from A12 & GEML	-	-	-	-	?/-	-	-	-	-	-	0	0	0	-	0	-	0
9).	Fluvial flood risk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SPZs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11)	Impact on historic environment	-	?	?/-	?/-	-	0	0	?/-	-	?	0	0	?	0	-	?/-	0
12)	Coalescence	0	0	0	0	0	-	-	?	0	-	0	0	0	0	-	0	0

SEA Obj.	Indicator	Site Reference - 'HATF':																
		310	311	312	313	314	315	316	317	319	321	514	515	602	608	609	630	643
13)	Open space	0	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	0
14)	Leisure & recreation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15)	Community facilities	0	0	0	0	+	0	0	+	0	+	0	0	0	0	0	0	0
16)	Distance to GP Surgery	+	+	+	+	+	-	-	+	-	-	-	-	+	+	+	+	-
	Distance to convenience shopping	+	+	+	+	+	+	+	+	-	?	-	-	+	+	+	+	-
	Distance to Primary school	-	-	?/-	-	?/-	-	-	+	-	-	-	-	+	-	?/-	-	-
	Highways access	+	?	?	?	+	+	+	+	+	?	?	?	+	+	+	+	-
18)	Distance to bus stop	+	+	+	+	+	+	+	+	+	+	-	-	+	+	-	+	-
	Distance to train station	+	+	+	+	+	-	-	+	-	-	-	-	+	+	-	+	-
19)	Business premises	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0
20)	Retail premises	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0
21)	Housing mix	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22)	Affordable housing	+	++	++	++	++	++	++	++	+	++	+	+	++	++	++	++	++

5.5 The Reasons for Selecting the Former Arla Dairy Site and Rejecting Alternative Options

The allocation of the former Arla Dairy site for mixed-use development within Policy HO6 is supported by the findings of this SEA Environmental Report. Although the effects identified can not be quantified, the site can be seen to have the least amount of identified negative, and the most amount of positive effects. In conformity to the core principles of the NPPF, the site is within the development boundary, represents previously developed land and can be seen to offer significant benefits in affordable housing delivery. The site is also in close proximity to numerous key services and facilities within the Plan area, including rail and bus links.

The following table outlines the Parish Council's reasons for selecting and rejecting each of the sites assessed above.

Table 34: Reasons for the Selection / Rejection of Site Options

Site	Reasons for Selection / Rejection
HATF310	The site is not suitable for development due to environmental pollution. The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF311	The site is not considered appropriate for development due to significant effects on landscape setting and encroachment on NDP green wedge.
HATF312	This site is not currently suitable for development due to the potential A12 widening project.
HATF313	This site is not currently suitable for development due to the potential A12 widening project.
HATF314	The site is not considered appropriate for development due to significant loss of biodiversity, impact on landscape setting and local road infrastructure.
HATF315	The site forms part of a 'Strategic Growth Location' within the emerging BDC Local Plan and is therefore outside the remit of Neighbourhood Planning.
HATF316	The site forms part of a 'Strategic Growth Location' within the emerging BDC Local Plan and is therefore outside the remit of Neighbourhood Planning.
HATF317	The site is not considered appropriate for development due to location in NDP green wedge area and

Site	Reasons for Selection / Rejection
	access issues.
HATF319	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF321	The site is not considered appropriate for development due to location in NDP green wedge area and the potential route for a Maldon Link Road.
HATF514	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF515	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP.
HATF602	The site does not offer a significant contribution to local housing needs to justify allocation in the NDP. The site is also not considered appropriate for development due to significant loss of biodiversity and ancient woodland.
HATF608	The site is previously developed land in close proximity to the station. The site could offer a significant contribution to local and district housing and economic needs.
HATF609	The site is not suitable for development due to countryside setting and the Protected Lane status of the proposed access.
HATF630	The site is outside the development boundary and currently includes light industry and low density housing.
HATF643	The site is located outside of the development boundary and would see the loss of habitats.

6. Cumulative & Synergistic Impacts

6.1 Introduction

The consideration of cumulative and synergistic impacts of implementing a plan of programme is an important element of the SEA Environmental Report. As such, this Section explores such impacts on a thematic basis based on different groups of Policies as they are presented within the Plan.

This Section assesses whether there are any incidents of possible strengthening or weakening of highlighted effects from the implementation of the Plan's policies together. Cumulative effects respond to impacts occurring directly from two different policies together, and synergistic effects are those that offer a strengthening or worsening of more than one policy that is greater than any individual impact.

This exercise assists in the identification of 'Plan level' impacts, which are discussed in the 'Conclusions and Recommendations' Section of this Report.

6.2 Economic Policies

Table 35: Cumulative & Synergistic Effects of the Plan's Economic Policies

SEA Objectives (SO)		Long Term Impacts of Policies					Cumulative Impact
		ECN1	ECN2	ECN3	ECN4	ECN5	
Environmental Objectives	1	0	0	0	0	0	0
	2	0	0	0	0	0	0
	3	+	0	0	0	+	0
	4	+	0	0	0	0	0
	5	0	0	0	0	0	0
	6	0	+	+	0	+	+
	7	+	0	0	0	0	0
	8	0	0	0	0	0	0
	9	0	0	0	0	0	0
	10	0	0	0	0	0	0

SEA Objectives (SO)	Long Term Impacts of Policies					Cumulative Impact
	ECN1	ECN2	ECN3	ECN4	ECN5	
Social & Economic Objectives	11	+	0	0	0	0
	12	0	0	0	0	0
	13	0	0	0	0	+
	14	+	0	0	0	0
	15	+	0	0	+	+
	16	+	+	+	+	++
	17	+	0	0	0	0
	18	?	++	++	0	+
	19	+	0	0	+	++
	20	+	0	0	+	++
	21	0	0	0	0	0
	22	0	0	0	0	0

The Plan's Economic policies will ensure a number of positive cumulative and synergistic effects. The policies have a strong focus on home-working, through ensuring that new development proposals include specific space for home-working within the footprint of new dwellings, and also work hubs in larger developments and faster broadband / telecommunications within the Plan area. Additionally, the policies' content regarding new business premises, including retail units, will ensure that a cumulative strengthening can be considered probable regarding addressing high levels of out-commuting for jobs. This in turn will have positive synergistic implications regarding both ensuring access to jobs, reducing congestion at key times in the Station Road / The Street area, and also ensuring minor positive implications regarding air quality.

SEA Objectives (SO)		Long Term Impacts of Policies								Cumulative Impact
		HPE1	HPE2	HPE3	HPE4	HPE5	HPE6	HPE7	HPE8	
	19	0	0	0	0	0	0	0	0	0
	20	0	0	0	0	0	0	0	0	0
	21	?	0	0	0	0	0	0	0	0
	22	?	0	0	0	0	0	0	0	0

The Plan has a strong environmental stance, particularly regarding landscape themes and those surrounding the preservation of the Plan area's rural setting which are identified as considerations within a number of policies. For this reason, significant positive cumulative effects are ensured regarding SEA Objectives 3 and 4, with significant positive synergistic effects also highlighted for SEA Objectives 5 and 12 associated with directing development to brownfield land and ensuring no coalescence of settlements within the Plan area and those that are in relatively close proximity. Minor positive implications can also be experienced synergistically regarding the historic environment, where heritage and landscape are intrinsically linked. Further incidents of minor positive cumulative effects are also identified regarding the creation of new open space and the provision of enhanced leisure and recreational facilities through where policies seek to preserve existing areas / facilities and also seek new provision and enhancement.

6.4 Facilities and Infrastructure Policies

Table 37: Cumulative & Synergistic Effects of the Plan's Facilities and Infrastructure Policies

SEA Objectives (SO)		Long Term Impacts of Policies					Cumulative Impact
		F11	F12	F13	F14	F15	
Environmental Objectives	1	0	0	0	0	0	0
	2	0	0	0	0	?	0
	3	0	+	0	0	0	0
	4	0	0	0	0	0	0
	5	0	0	0	0	0	0
	6	+	0	0	0	0	0

SEA Objectives (SO)	Long Term Impacts of Policies					Cumulative Impact
	F11	F12	F13	F14	F15	
	7	+	0	0	0	0
	8	0	0	0	0	0
	9	0	0	0	0	0
	10	0	0	0	0	0
	11	0	0	0	0	0
	12	0	0	0	0	0
Social & Economic Objectives	13	0	0	0	0	0
	14	0	0	0	+	0
	15	0	0	+	+	++
	16	+	+	+	0	++
	17	0	+	0	0	0
	18	+	+	+	0	++
	19	0	0	0	0	0
	20	0	0	0	0	0
	21	0	0	0	0	0
	22	0	0	0	?	0

The Facilities and Infrastructure policies will ensure significant positive effects on a number of socially themed SEA Objectives. These will ensure significant cumulative positive effects regarding the protection and enhancement of community facilities, as well as significant positive synergistic effects regarding access to services and facilities and also a probable increase in sustainable transport (walking and cycling) uptake.

6.5 Housing Policies

Table 38: Cumulative & Synergistic Effects of the Plan's Housing Policies

SEA Objectives (SO)		Long Term Effects of Policies						Cumulative Impact
		HO1	HO2	HO3	HO4	HO5	HO6	
Environmental Objectives	1	0	0	0	+	0	0	0
	2	+	0	0	0	0	0	0
	3	0	0	?/+	0	0	0	0
	4	0	0	0	0	0	0	0
	5	?	0	0	0	0	0	0
	6	0	0	0	0	0	0	0
	7	0	0	0	0	0	0	0
	8	0	0	0	0	0	0	0
	9	0	0	0	0	0	0	0
	10	0	0	0	0	0	0	0
	11	0	0	0	0	0	0	0
	12	?	0	0	0	0	0	0
Social & Economic Objectives	13	0	0	0	0	0	0	0
	14	0	0	0	0	0	0	0
	15	0	0	0	0	0	+	0
	16	?/+	+	0	0	+	+	+
	17	?	0	0	0	0	0	0
	18	?/+	+	0	0	+	+	+

SEA Objectives (SO)		Long Term Effects of Policies						Cumulative Impact
		HO1	HO2	HO3	HO4	HO5	HO6	
	19	0	0	0	0	0	+	0
	20	0	0	0	0	0	0	0
	21	+	+	+	0	0	++	++
	22	0	0	++	0	0	++	++

The Plan's Housing policies will ensure a number of significant positive effects will be realised through the stated planning policy requirements, applicable to both un-allocated proposals that might come forward within the Plan period and the Plan's allocation of the former Arlee Dairy site. This ensures that a number of identified needs are met: an increase in the supply of affordable housing, and also specific types and tenures of units. Additionally, the locational criteria of the Plan's housing policies and a preference for small-scale brownfield developments can be expected to lead to synergistic positive effects regarding accessibility and sustainable transport uptake for new communities / residents.

7. Non-Technical Conclusions and Recommendations

7.1 Conclusions

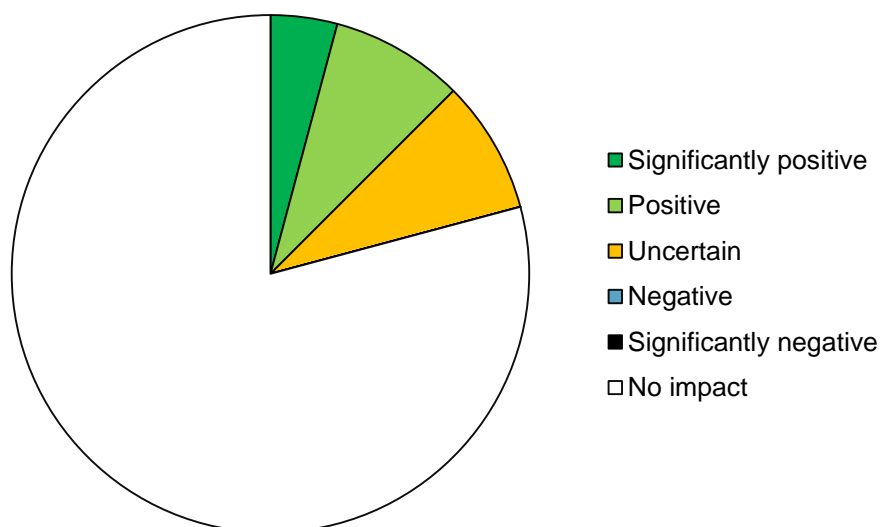
The conclusions of the Plan's assessment have been drawn from:

- exploring the range of individual effects of the Plan's policies and whether the SEA Objectives, as devised from the identification of 'key issues' within the Plan area, have been adequately addressed within the Plan's overall content and;

7.1.1 Overall Effects of the Plan's Policies and Recommendations

The following sub-sections explore the range of individual impacts highlighted within the assessment of the Plan's Policies, on a thematic basis responding to each of the SEA Objectives. This assessment can be seen as an assessment of the Plan as a whole.

7.1.1.1 SO1: To protect and enhance existing features of biodiversity within the HPNDP area



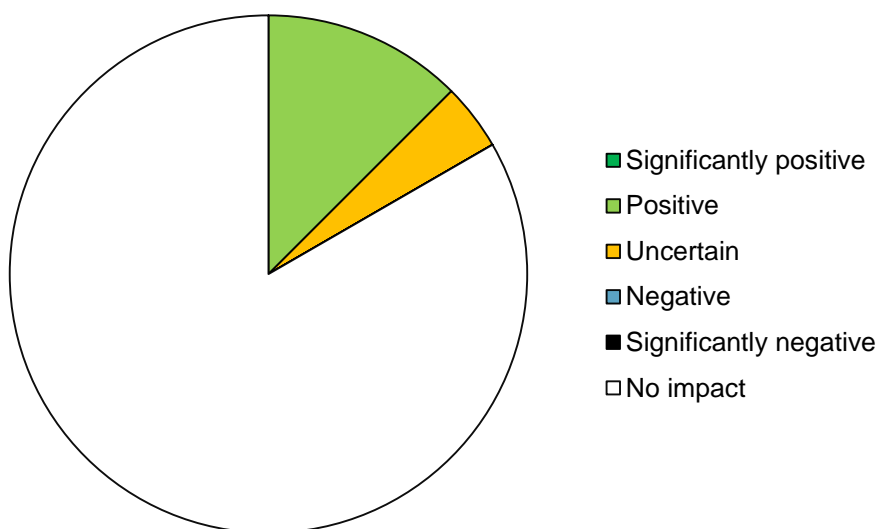
The Plan's policies that have been assessed as having an effect on themes of biodiversity either directly or indirectly will have a degree of uncertainty on this SEA Objective. This is largely due to the notional incompatibility between biodiversity and the main aims of a development plan, including ensuring sufficient provision and retention of sport and recreational facilities which can lead to negative implications on habitats if not carefully managed. Nevertheless, significant positive impacts have been assessed for the Plan's specific thematic Policy HPE2 regarding the Natural Environment & Biodiversity and a number of additional minor positive effects related to the secondary impacts of Policy HPE6 Protection of Landscape Setting and

also the benefits that can be expected to be delivered through developer contributions (Policy FI5).

The following recommendations are made in regard to this SEA Objective:

- Policy HPE2 - The Policy criteria ensures that development should incorporate features of a biodiversity value and retain existing features; however the Policy could include some level of commentary as to the distinction between this provision and that which would be provided for recreation use / 'human activity.' It is recommended that the Policy make a distinction between these on-site requirements in terms of separate provision.
- Although not a 'plan-level' recommendation, it is recommended that should the old Dannatt's quarry site on Wickham Bishops Road be run by a Community Interest Company (CIC) as a Community Park, then the relationship between recreational land and biodiversity (in relation to a County-wide need to retain and enhance green networks) is addressed through effective management and project-level requirements.

7.1.1.2 SO2: To ensure that recreational activity does not have negative effects on wildlife conservation and protection in the wider area.

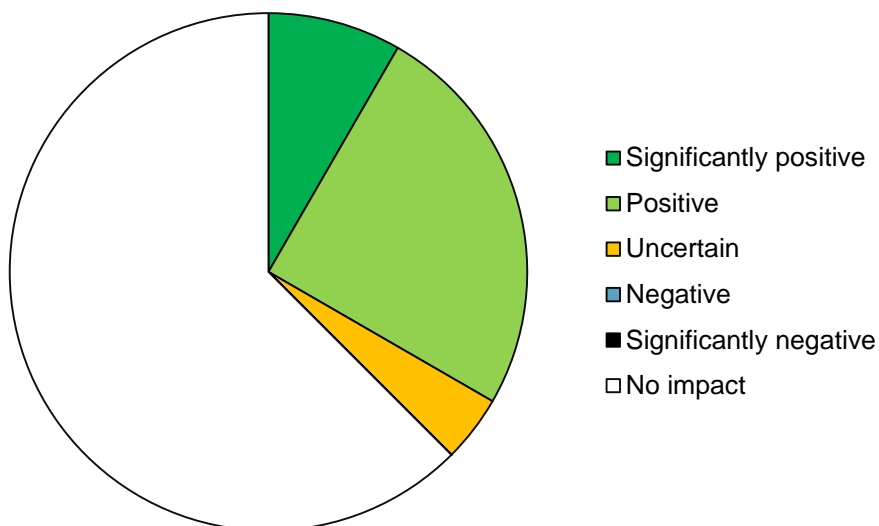


The Plan's policies that have been identified as relevant to the themes of wildlife conservation outside the Plan area, as identified as a 'key issue' within the HRA Screening Report and the HRA undertaken at the emerging BDC Local Plan level, will have minor positive effects, with a degree of uncertainty. These positive effects result from Policies HPE4, HPE5 and HO4 which seek to retain and enhance sports and recreational land within the Plan area and also set minimum garden sizes. These policies should partially contribute to easing recreational pressures on Natura 2k sites outside the Plan area. Uncertainty surrounds Policy FI5, regarding developer contributions. The assessment of this Policy includes the following text and recommendation:

- Policy FI5: Whilst the Policy is appropriately specific to developer contributions within the Plan area, reference could perhaps be made within the supporting text of the emerging Recreational Avoidance Mitigation Strategy (RAMS) document, which will include the need for developer contributions to mitigate off-site impacts. Reference to the issue is included within the relevant housing related policy (HO1) however, and for this reason there is no specific recommendation

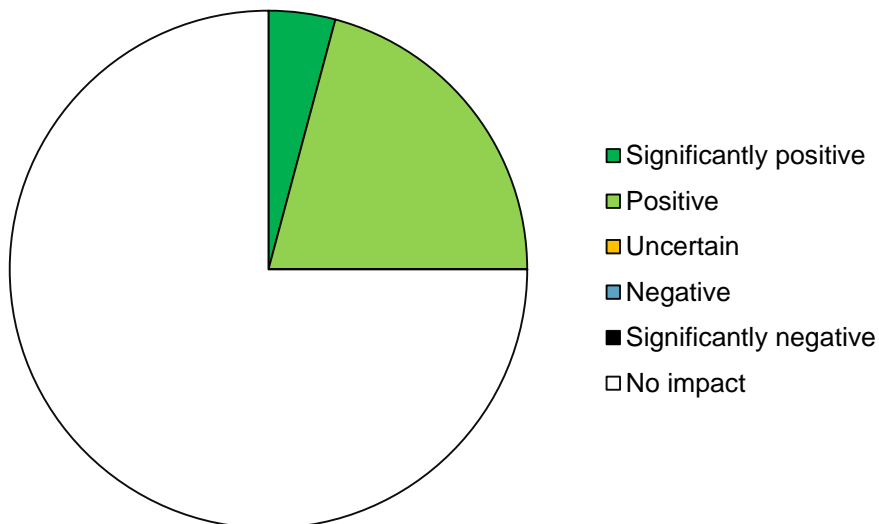
related to the Policy wording.

7.1.1.3 SO3: To ensure the protection, enhancement and creation of features of a landscape value throughout the HPNDP area, including views to, from and across the HPNDP area.



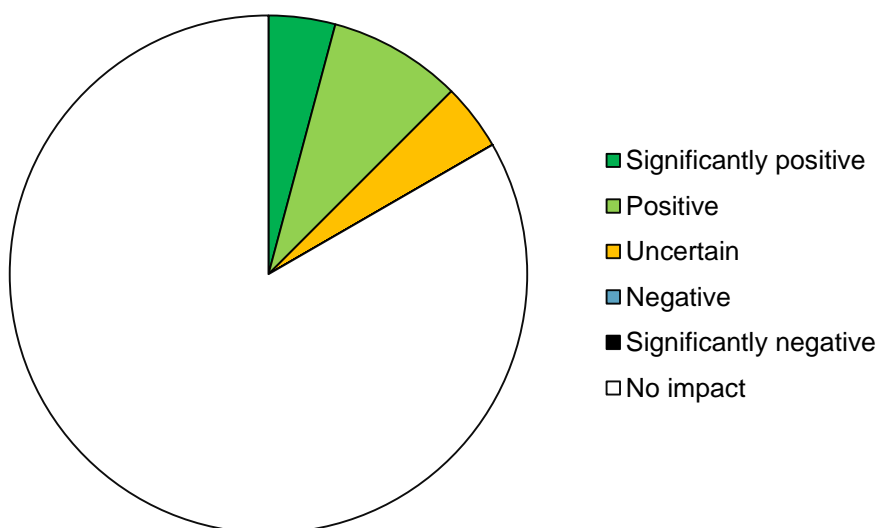
A large number of the Plan's policies seek the protection and enhancement of landscape features and valued views within the Plan area. Significant positive impacts have been assessed for policies HPE2 and HPE6 regarding the natural environment and landscape specifically. Minor positive impacts have been assessed for other policies related to development needs through the inclusion of landscape specific criteria. A degree of uncertainty has been assessed for Policy HO3 regarding affordable housing. This is related to the requirements of good design in developments and the integration of affordable units throughout developments (rather than their assimilation in a single area). This has been assessed as potentially difficult where non-allocated housing schemes have been identified as being supported only for a maximum dwelling limit of 30 units. Despite this, no recommendations have been made of the Plan's policies regarding this SEA Objective.

7.1.1.4 SO4: To protect the rural setting of the HPNDP area outside of established development boundaries



Policy HPE6 regarding the protection of landscape setting has been assessed as having a significant positive effect on the preservation of the rural setting of the Plan area. The Plan's policies ECN1, HPE1, HPE2, HPE3, and HPE8 have also been assessed as having minor positive effects through either protection criteria related to the theme of this SEA Objective, or through the protection of similar / related themes such as the natural environment, local green space and the historic environment and also in seeking to prevent the coalescence of settlements. No recommendations have been made of the Plan's policies regarding this SEA Objective.

7.1.1.5 SO5: To minimise the loss of the best and most versatile agricultural land and to promote the development of brownfield land in the first instance.



Those Plan policies that can be expected to have a degree of impact on minimising the loss of the best and

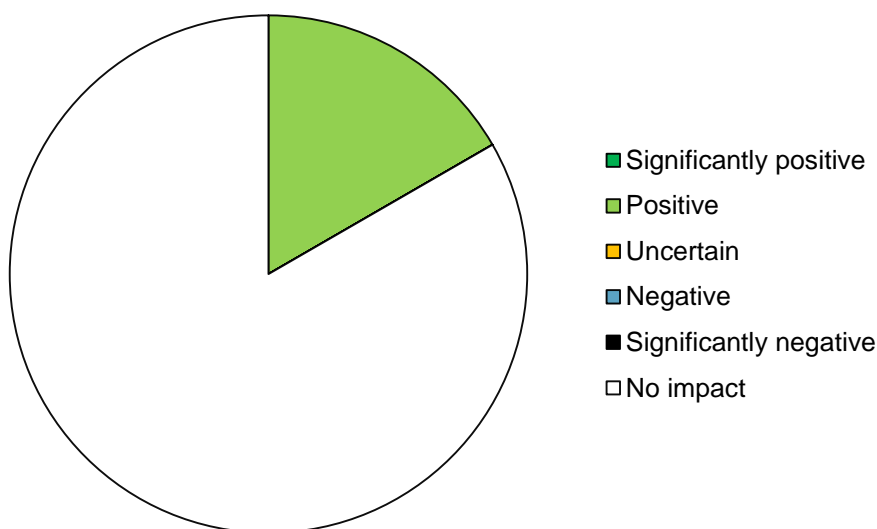
most versatile agricultural land will have predominately positive implications. These policies (HPE1, HPE2 and HPE6) regard the prevention of coalescence, the natural environment, and the protection of landscape setting although impacts are largely secondary (indirect), with no specific policy commitment to direct development to previously developed land in the first instance. As such, the following recommendation is made for this Policy:

- HO1 – It is recommended that the Policy include a preference for the development of brownfield land in the first instance.

Additionally, regarding the potential for contamination of brownfield land, a further recommendation is included within this assessment:

- HO6 - Due to the site's former use as a dairy, there is a potential for contamination on site, which could be highlighted as something to be addressed in any subsequent planning application and included within the Policy.

7.1.1.6 SO6: To ensure no deterioration of current air quality standards as a result of new development

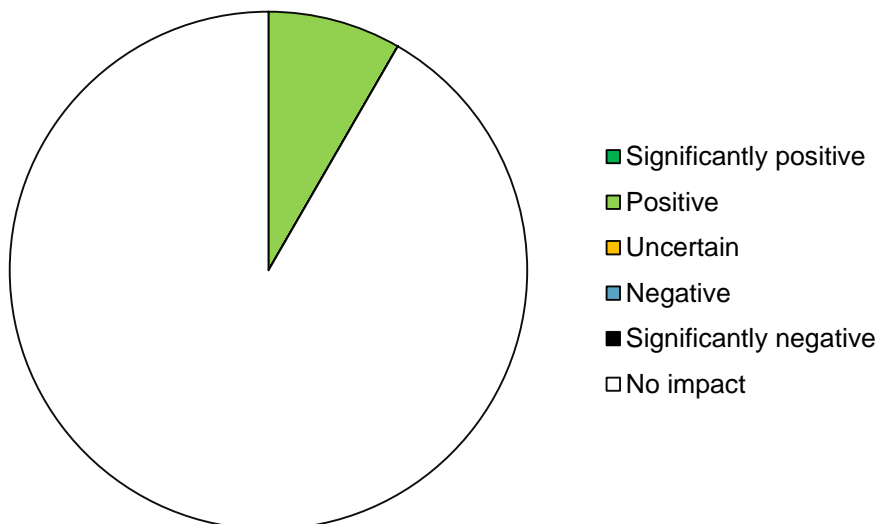


A number of policies will have secondary (indirect) positive effects regarding air quality within the Plan, specifically policies ECN2, ECN3, ECN5 and FI1. These policies cover working from home, broadband and mobile connectivity, public realm and transport and access and are largely related to minimising out-commuting and maximising walking and cycling uptake as sustainable transport modes. In turn, this can be expected to make a positive contribution to the minimisation of transport movements and congestion generally and at peak times, particularly within the Station Road / The Street area. It should be noted however that no Policy directly includes the requirement of ensuring that development ensures no deterioration of current air quality standards and as such the following recommendation can be made:

- The Plan could include a new environmental policy regarding general pollution, using the following wording: *'Proposals for all new developments should prevent unacceptable risks from emissions and all forms of pollution (including air, water and noise pollution) to ensure no deterioration of current standards. All applications for development where the existence of or potential for the creation of pollution is suspected must be supported by relevant assessments*

and where necessary include preventative measures.'

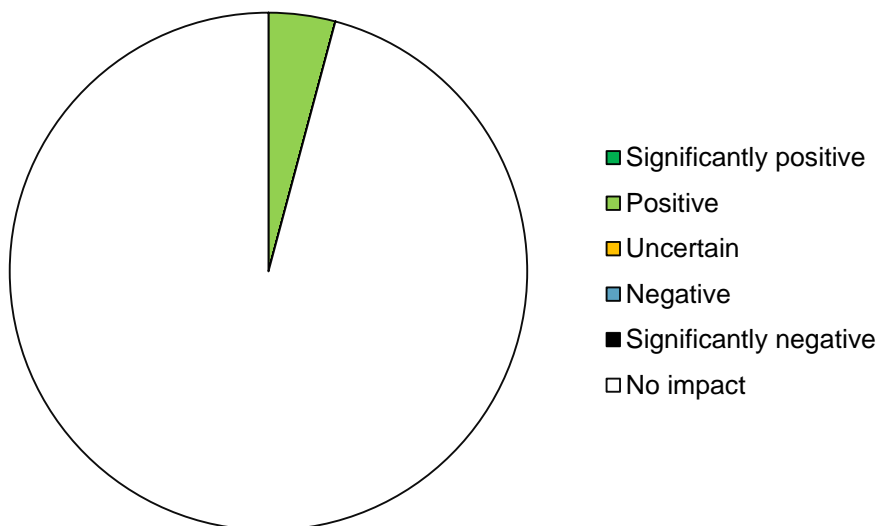
7.1.1.7 SO7: To ensure the impacts of noise pollution are not experienced for, or as a result of, new development



A few policies will have secondary (indirect) positive effects regarding noise pollution within the Plan, specifically policies ECN1 and FI1. These policies cover support for local businesses and transport and access and are largely related to seeking to minimise industrial use class employment within the Plan area and promoting a modal shift to sustainable transport means. These effects have been assessed as contributing to the minimisation of noise generating activity in the Plan area. It should be noted however that no Policy directly includes the requirement of ensuring impacts of noise pollution are not experienced for, or as a result of, new development and as such the following recommendation can be made:

- The Plan could include a new environmental policy regarding general pollution, using the following wording: 'Proposals for all new developments should prevent unacceptable risks from emissions and all forms of pollution (including air, water and noise pollution) to ensure no deterioration of current standards. All applications for development where the existence of or potential for the creation of pollution is suspected must be supported by relevant assessments and where necessary include preventative measures.'

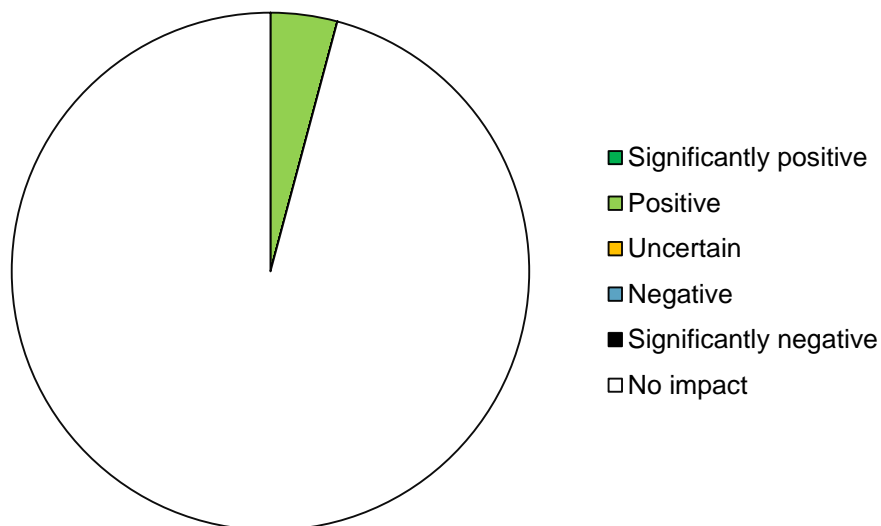
7.1.1.8 SO8: To ensure that there is no deterioration in water quality within the HPNDP area and beyond as a result of development.



A single policy has been assessed as having a positive effect regarding water quality within the Plan, specifically Policy HPE7. This Policy covers flooding and SuDS and the positive effect is largely secondary (indirect). It should be noted however that no Policy directly includes the requirement of ensuring that development ensures no deterioration in water quality and as such the following recommendation can be made:

- The Plan could include a new environmental policy regarding general pollution, using the following wording: 'Proposals for all new developments should prevent unacceptable risks from emissions and all forms of pollution (including air, water and noise pollution) to ensure no deterioration of current standards. All applications for development where the existence of or potential for the creation of pollution is suspected must be supported by relevant assessments and where necessary include preventative measures.'

7.1.1.9 SO9: To ensure that there is no increase in fluvial or ground water flood risk as a result of development.

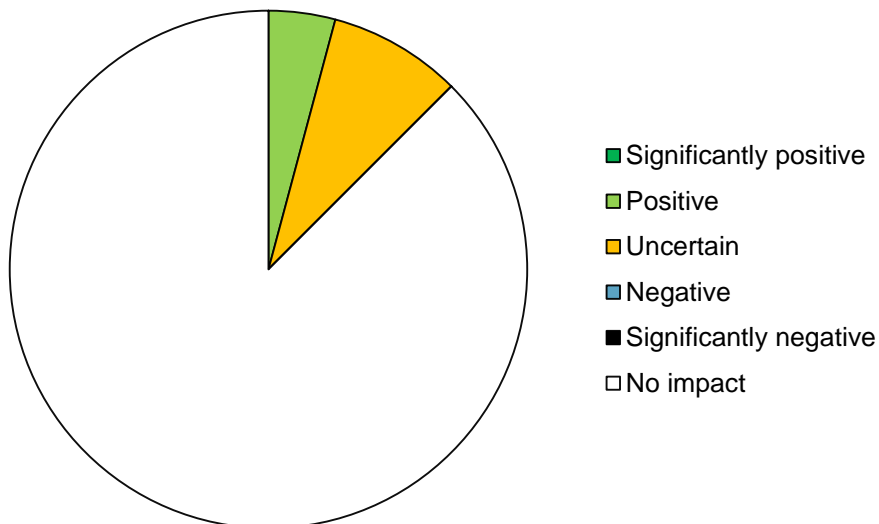


A single minor positive impact has been identified regarding this SEA Objective through Policy HPE7 Flooding & SuDS. The effect is not specified as significant, where the Policy is primarily concerned with preventative measures in the first instance. The Policy ensures that all / any proposed development will need to include mitigation measures against future risk to properties, residents and wildlife. The baseline indicates that there is minimal risk from fluvial flooding within the Plan area, aside from those areas associated with the channel of the River Ter, although some areas of surface and ground water flooding are present.

A single recommendation is made for this Policy as follows:

- HPE7 - Regarding fluvial flooding, the Policy could make additional reference to what is expected of a developer in submitting a planning application, with reference to paragraph 103 of the NPPF.

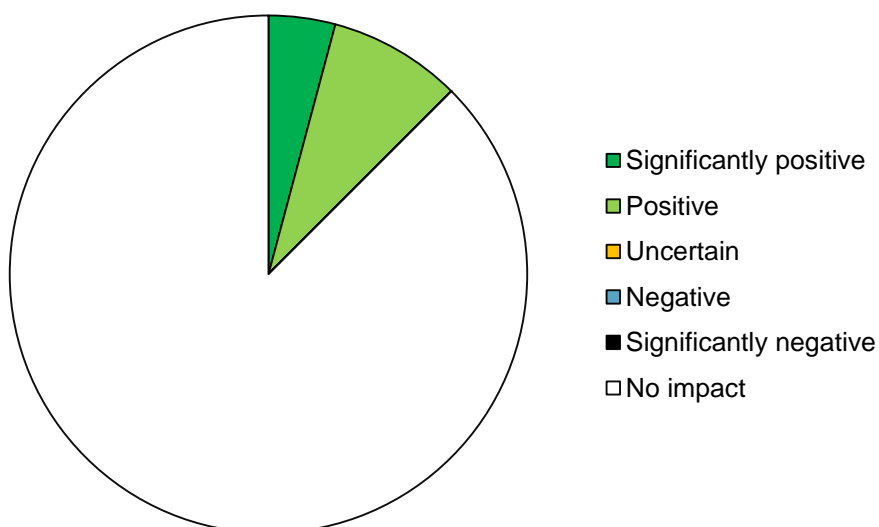
7.1.1.10 SO10: To ensure the promotion of sustainable drainage systems within new development



As for SEA Objective 9, the Plan's Policy HPE7 will ensure a positive effect can be expected regarding the implementation of SuDS. Uncertainty surrounds impacts from policies HPE2 and HPE8 regarding the biodiversity and heritage due to the potential for required SuDS to both ensure biodiversity benefits and also be notionally incompatible with the historic environment. A single recommendation has been made regarding this Policy:

- HPE7 - It is recommended that a preference for SuDS to enhance green and blue infrastructure is included within this Policy.

7.1.1.11 SO11: To protect, and where possible, enhance designated and non-designated heritage assets and their settings both above and below ground

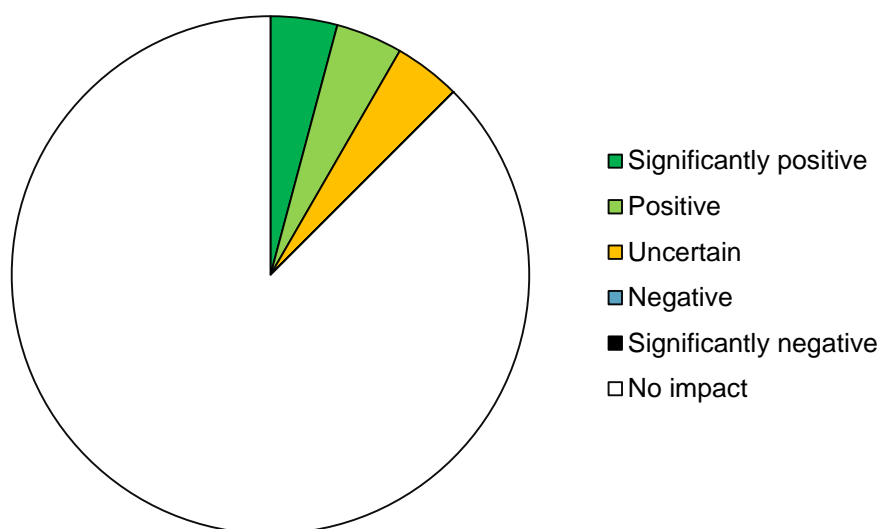


The Plan will have significant positive impacts regarding the historic environment through the thematic Policy

HPE8 Heritage. There will also be positive implications regarding policies ECN1 and HPE2 respectively which explore new employment needs (through the inclusion of a specific criterion) and the natural environment (indirectly, where the natural environment and the historic environment are intrinsically linked). Despite these positive impacts, a single recommendation is made as follows:

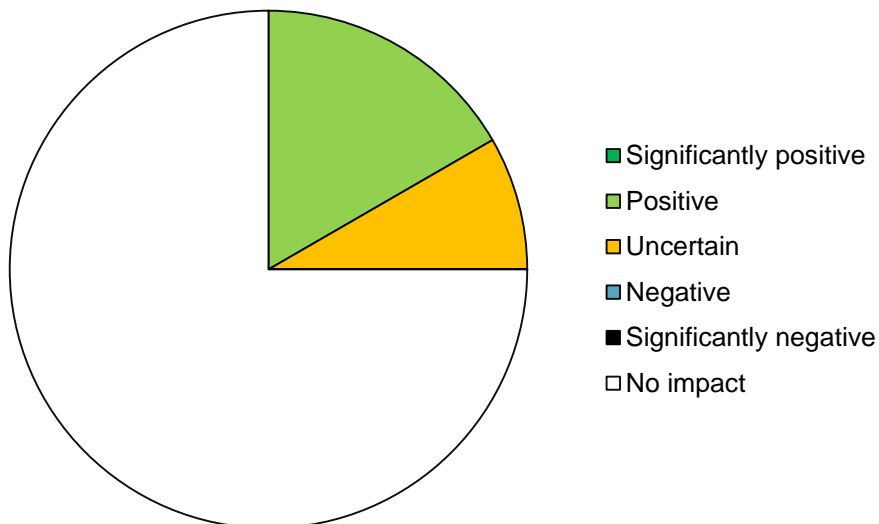
- HPE8 - It is recommended that the supporting text elaborates on the potential incompatibility of conservation / enhancement of the historic environment and SuDS in schemes and that any such issues are addressed in relevant assessment work accompanying planning applications, or through required Planning Statements.

7.1.1.12 SO12: To improve areas between existing settlements and to ensure that there is no coalescence with existing settlements.



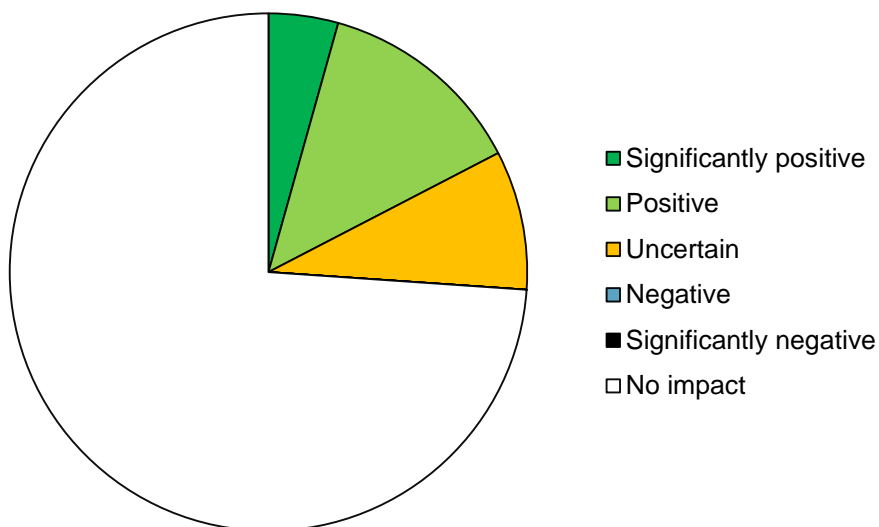
The Plan will have a range of significantly positive, minor positive and uncertain impacts regarding improving areas between existing settlements and ensuring that there is no coalescence with existing settlements. Significant positive impacts can be expected through the content of Policy HPE1 (regarding coalescence specifically), with minor positive impacts associated through Policy HPE6 regarding the protection of landscape setting. Uncertainty surrounds Policy HO1 (Design of New Developments), due to an absence of any criterion that seeks development to be located within the development boundary in the first instance. No recommendations are made specifically to this theme however.

7.1.1.13 SO13: To retain existing, and seek the provision of new accessible natural greenspace and open space within the HPNDP area



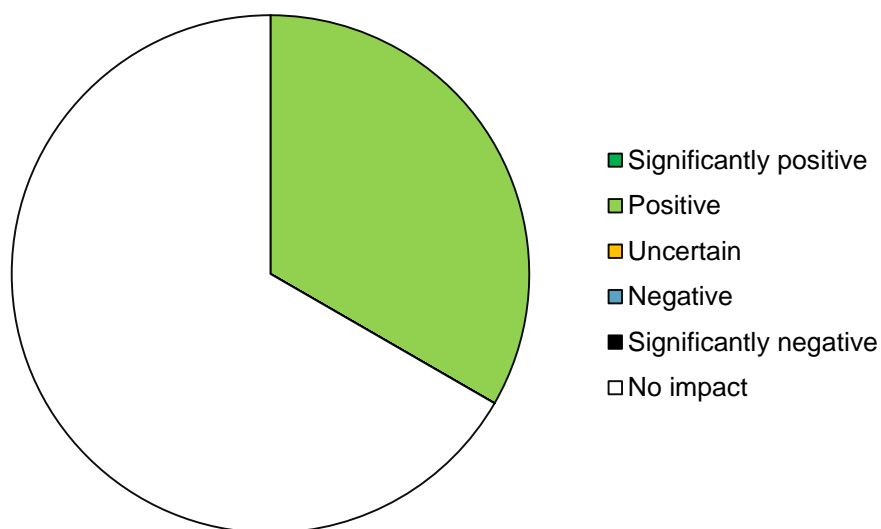
The Plan will ensure a number of direct minor positive impacts associated with policies HPE3, HPE4, HPE5 and ECN5 regarding the protection of green space, the Strutt Memorial Recreation Ground and sport and recreation provision / retention. Impacts are limited however due to the baseline indicating that the Plan area has a shortage of accessible open space of a wider scale however this is no criticism of these policies and the issue can be perceived as requiring a strategic solution. Uncertain impacts are identified regarding policies HPE1 and HPE2 related to coalescence and the natural environment. These impacts regard accessibility to open space and the incompatibility of human activity and habitats of a biodiversity value, however are notional and there are no subsequent recommendations or mitigation measures that could be made relevant to the Plan content.

7.1.1.14 SO14: To retain existing, and seek the provision of new leisure and recreation facilities within the HPNDP area



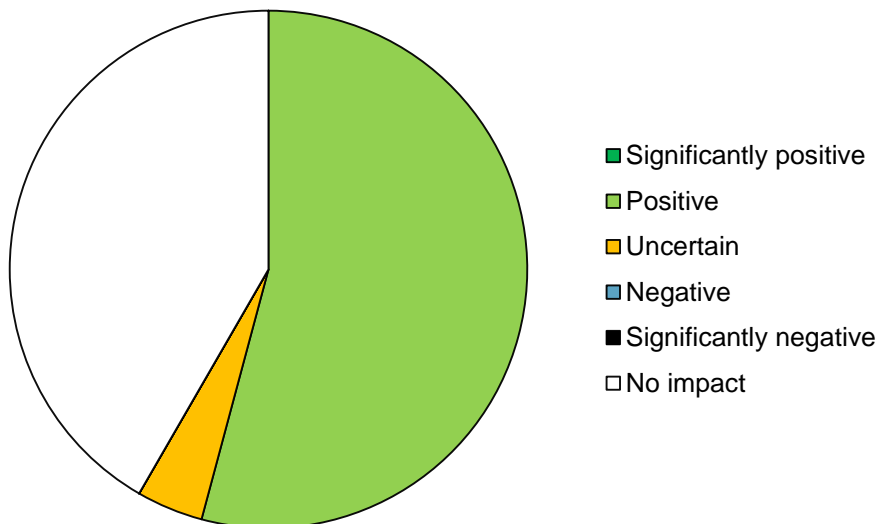
Leisure and recreation provision and retention will be enhanced through the Plan, specifically in response to policies ECN1, HPE4 and FI5 regarding support for local businesses (specifically those of a leisure / recreation nature), the Strutt Memorial Recreation Ground and developer contributions. Significant positive effects can be expected to be realised as a result of Policy HPE5 regarding sport and recreation provision, which sets the policy considerations / requirements for new facilities. Uncertain impacts have been identified for HPE1 and HPE2 related to coalescence and the natural environment. These impacts regard accessibility to open space and the incompatibility of human activity and habitats of a biodiversity value, however are notional and there are no subsequent recommendations or mitigation measures that could be made relevant to the Plan content.

7.1.1.15 SO15: To retain, enhance and attract new community facilities and services within the HPNDP area



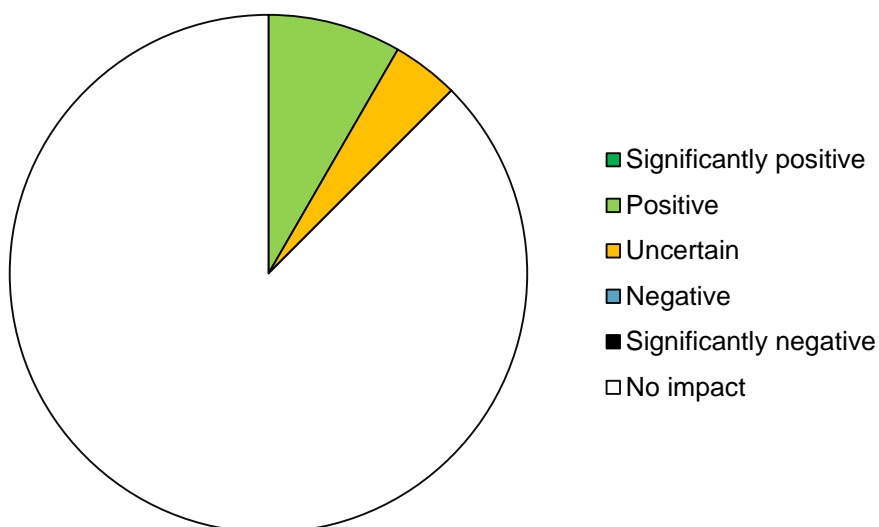
The Plan's policies will ensure a number of positive effects related to the retention and enhancement of new community facilities and services within the Plan area. These regard policies ECN1, ECN4, HPE4, HPE5, FI5 and HO6. These relate directly to community facilities through their retention, provision, allocation and how they will be provided through developer contributions.

7.1.1.16 SO16: To ensure suitable access to services and facilities and ensure appropriate linkages to the existing road network to reduce congestion



The Plan will ensure that accessibility (and the minimisation of congestion) is ensured through a number of locational policies related to new development proposals as well as ensuring improvements to infrastructure, in particular to the public realm and walking and cycling networks. Positive impacts are also related to improvements in ensuring an uptake in home working and ensuring a heightened number of services and facilities within the Plan area. A level of uncertainty surrounds Policy HO1 (Design of New Developments), partly due to the absence of a requirement that development be located within development boundaries, however it should be considered that new housing development they most likely would be in response to a preference for smaller proposals with a maximum limit of 30 dwellings.

7.1.1.17 SO17: To ensure an appropriate level of car parking

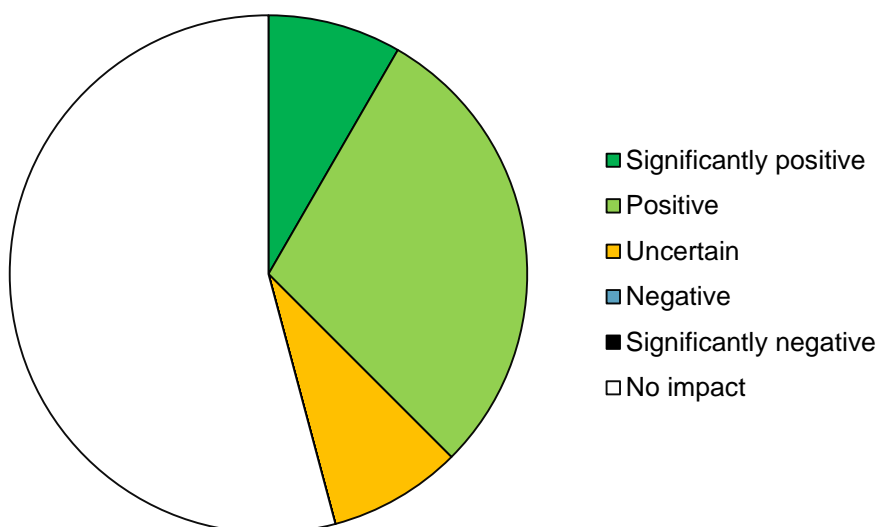


The Plan can be expected to contribute to an appropriate level of car parking through a specific parking

related criterion regarding new business premises (ECN1) and the specific parking related policy (FI2). Impacts are not identified as significantly positive for Policy FI2 however and the following recommendation is made:

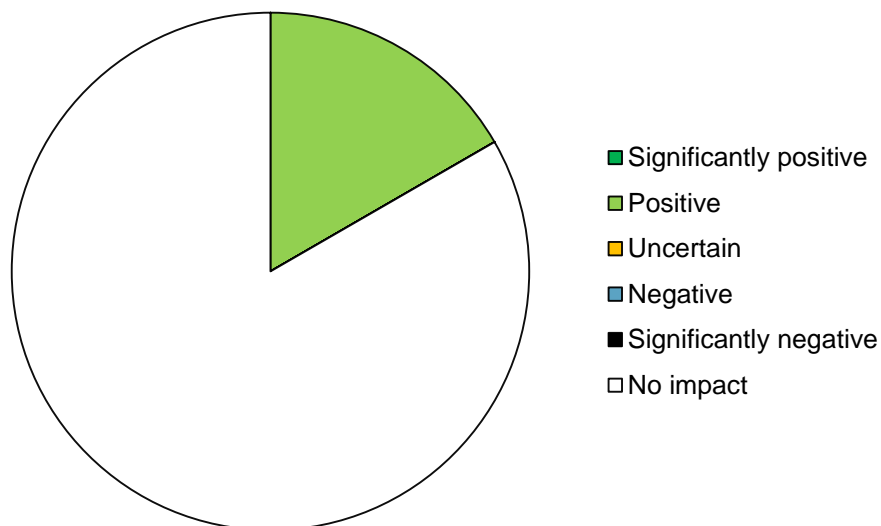
- FI2 - The Policy could iterate more clearly the role / purpose of the included criteria as well as specifying whether the ECC Parking Standards document should be used for bay requirement / provision only or also as a design guidance document.

7.1.1.18 SO18: To promote and maximise the use of sustainable transport modes and to promote home working



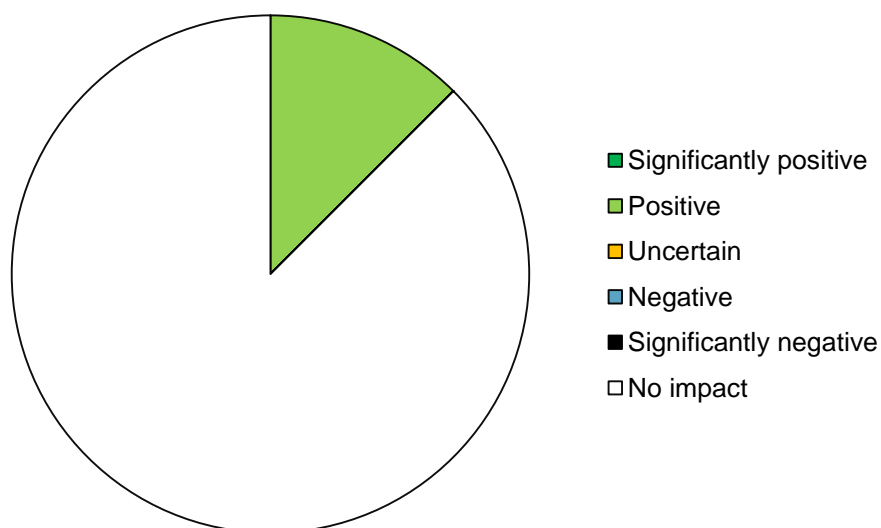
The Plan will ensure the promotion and maximisation of the use of sustainable transport modes is ensured through a number of locational policies related to new development proposals as well as ensuring improvements to infrastructure, in particular to the public realm and walking and cycling networks. Significant positive impacts are also assessed due Policy ECN3 regarding improvements in ensuring an uptake in home working, as well as ensuring a heightened number of jobs, services and facilities within the Plan area. Uncertainty surrounds Policy ECN1, where no criterion exists that would support the location of new businesses in regard to existing bus or rail nodes, and also Policy HO1 due to the absence of a requirement that development be located within development boundaries, however it should be considered that they most likely would be in response to a preference for smaller proposals with a maximum limit of 30 dwellings.

7.1.1.19 SO19: To ensure the retention and expansion of existing businesses and attract new business start-ups within the HPNDP area



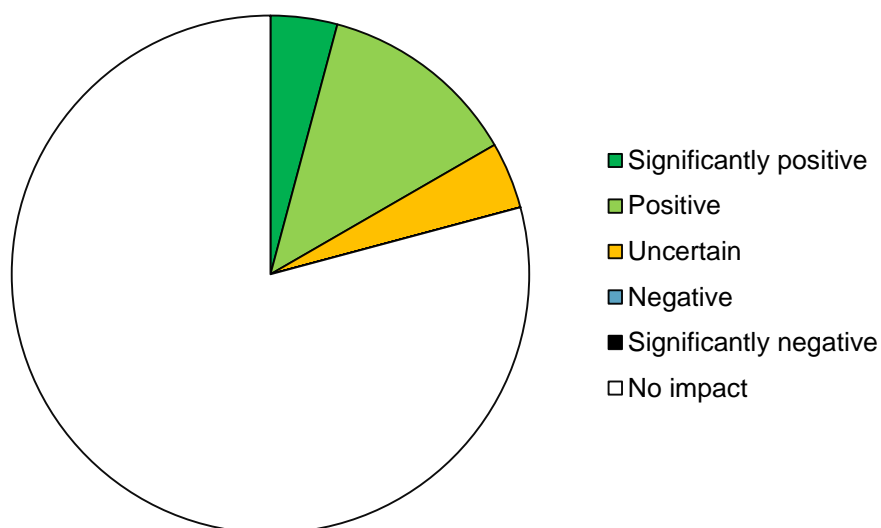
The Plan will have minor positive impacts on ensuring the retention and expansion of existing businesses and attracting new business start-ups. Impacts are not significant where no new employment development is allocated within the Plan aside from the mixed-use development within Policy HO6 and the Plan's preference for smaller businesses with a maximum 20 employee-limit.

7.1.1.20 SO20: To retain, enhance and attract retail activity within the HPNDP area



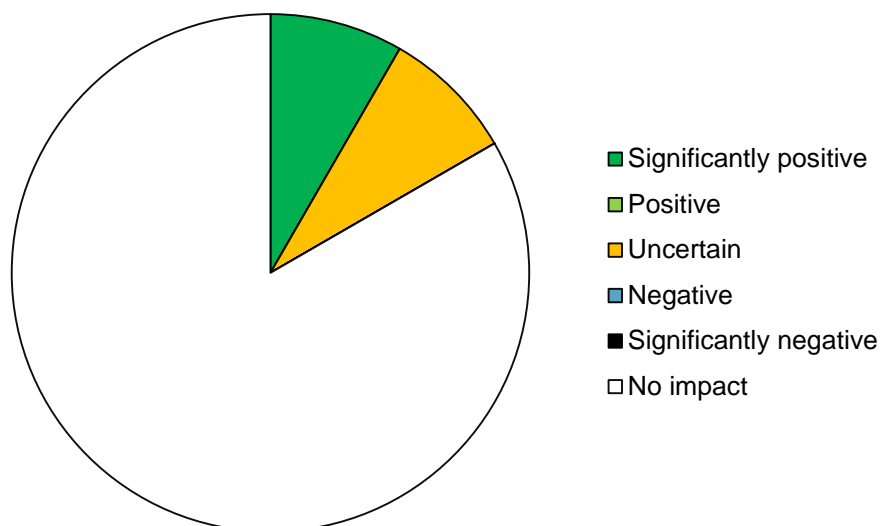
The Plan will ensure positive impacts on retail activity, through the retention and promotion of retail premises. The Plan has not been assessed as having significant effects; however it should be acknowledged that the Plan is not in a position to allocate land for this purpose in the absence of sites submitted for this use. Instead the Plan sets an appropriate framework to stimulate new retail provision in the Plan area.

7.1.1.21 SO21: To ensure a mix of housing types and tenures from new residential or mixed-use development proposals in the HPNDP area that meet identified local needs



The Plan will ensure a number of positive impacts related to ensuring a mix of housing types and tenures. These impacts are related to policies HO1, HO2 and HO3 regarding the design / scale of new development, retirement housing and affordable housing; all of which can be expected to contribute to ensuring housing needs are met. There will be significant positive effects resulting from the allocation of the former Arla Dairy for 142-173 dwellings. Uncertainty surrounds policies HPE1 Prevention of Coalescence. This uncertainty is likely to be realised in the long term, regarding the potential for the land within the green wedges to be required to meet local housing provision requirements beyond the plan period. Should the policy last in perpetuity, this may direct development proposals to the north of the train station, or to the south west of the Hatfield Peverel development boundary; both areas of which have constraints in the form of the railway line and historic assets / the River Ter respectively. Again, this is no direct criticism of the Plan, and this can be addressed through 'monitoring and review' requirements of the Plan post adoption.

7.1.1.22 SO22: To ensure an appropriate level of new housing is affordable for all



Significant positive effects on affordable housing delivery can be expected through the affordable housing policy (HO3) and the allocation of the former Arla Dairy site for 142-173 dwellings. Uncertain impacts are assessed for Policy HPE1. This uncertainty is likely to be realised in the long term, regarding the potential for the land within the green wedges to be required to meet local housing provision requirements beyond the plan period. Additionally, uncertainty surround Policy FI5 regarding developer contributions and in response to the baseline of the Plan area and wider District regarding historic delivery of affordable units. As such, the following recommendation is made:

- FI5 - The Policy could be expanded to include (or exclude if deemed necessary) the need for financial contributions for the purposes of delivering affordable housing within the Plan area.

7.1.2 General Recommendations

The following 'general' recommendations are made from the assessment of the Plan that are not specifically related to any specific Plan policies:

- It is recommended that the Plan's Objectives are expanded to seek the protection and enhancement of the historic environment in the first instance.
- It is recommended that the Plan include a 'monitoring and review' section to ensure that the Plan's policies remain effective in latter stages of the Plan period and beyond, including a process of identifying the need for any possible policy amendments.

8. Next Steps & Monitoring

8.1 Consultation

Following the finalisation of this Report, the SEA requires consultation. 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.

In addition to these, consultation will seek to engage the wider community in order to encompass comprehensive public engagement. Hatfield Peverel Parish Council may additionally wish to invite comments from focussed groups, relevant stakeholders and interested parties. The detailed arrangements for consultation are to be determined by Hatfield Peverel Parish Council.

The environmental authorities and public are to be given 'an early and effective opportunity' within appropriate time-frames to express their opinion. This includes the specific notification of the consultation documents and timeframes to those persons or bodies on the 'consultation databases' of the two Local planning Authorities.

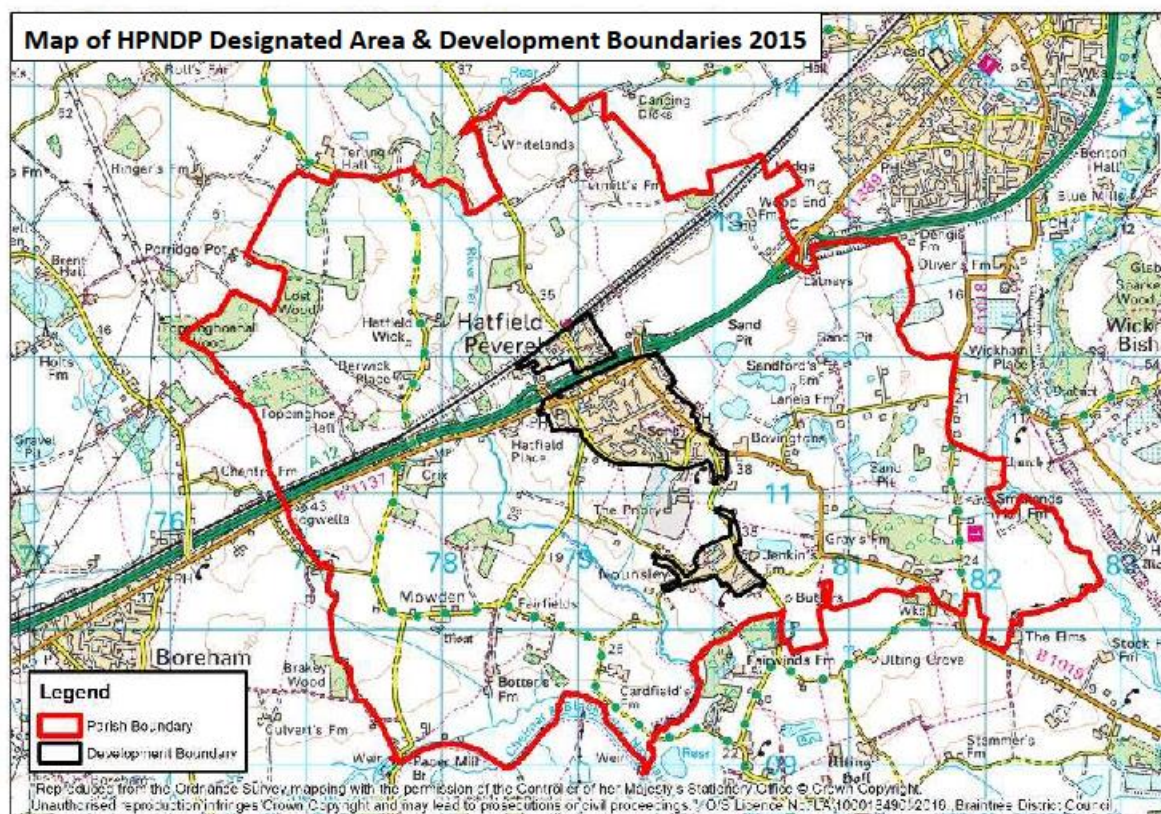
8.2 Monitoring

The significant effects of implementing a Neighbourhood Plan should be monitored in order to identify unforeseen adverse effects and to be able to undertake appropriate remedial action. The District Council collects relevant information and presents them in an Annual Monitoring Report (AMR) as required. The SEA Framework contained in this report includes suggested indicators in order to monitor each of the SEA 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 SEA 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.

Appendix 1

The Neighbourhood Development Plan area for Hatfield Peverel



Source: Hatfield Peverel Neighbourhood Development Plan, 2017

Appendix 2

Review of International Plans and Programmes

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
European Commission (EC) (2011)	<p>The policy aims to enjoy the benefits of a resource-efficient and low-carbon economy, through achieving three conditions:</p> <ul style="list-style-type: none"> - First, to take coordinated action in a wide range of policy areas and this action needs political visibility and support. - Second, act urgently due to long investment lead-times. While some actions will have a positive impact on growth and jobs in the short-term, others require an upfront investment and have long pay-back times, but will bring real economic benefits for the EU economy for decades to come. - Third, to empower consumers to move to resource-efficient consumption, to drive continuous innovation and ensure that efficiency gains are not lost. 	The Plan should take regard of these principles in order contribute to the aspirations outlined by the EU.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	The Plan should adhere to landscape issues. The SEA also includes criteria to protect archaeological heritage.
European Union Water Framework Directive 2000	The framework amalgamates multiple directives into one to provide the operational tool for water treatment, setting the objectives for water protection for the future.	Treatment and recycling water in this way is a necessity for developments over a population threshold to adhere to the EU directive. The Plan should have regard to waste water provisions and considerations.
European Union Nitrates Directive 1991	The Nitrates Directive (1991) aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by promoting the use of good farming practices.	The Plan should have regard to waste water provision implications and considerations.
European Union Noise Directive 2002	The aim of this Directive shall be to define a common approach intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This Directive shall also aim at providing a	The Plan should regard this strategy to noise pollution when permitting developments across the district. Considerations should be made in the

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	basis for developing Community measures to reduce noise emitted by the major sources, in particular road and rail vehicles and infrastructure, aircraft, outdoor and industrial equipment and mobile machinery.	Plan for the proximity of developments to significant sources of noise pollution and any mitigating measures which could be employed to minimise the impact on the local population.
European Union Floods Directive 2007	The purpose of this Directive is to establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community.	Flood risk considerations in the Plan should be informed by the approach within the EU Floods Directive.
European Union Air Quality Directive 2008 including previous versions.	<p>Council Directive 96/62/EC on ambient air quality assessment and management.</p> <p>Council Directive 1999/30/EC relating to limit values for sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air.</p> <p>Directive 2000/69/EC of the European Parliament and of the Council relating to limit values for benzene and carbon monoxide in ambient air.</p> <p>Directive 2002/3/EC of the European Parliament and of the Council relating to ozone in ambient air.</p> <p>This new Directive includes the following key elements:</p> <ul style="list-style-type: none"> - That most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives* - New air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target - The possibility to discount natural sources of pollution when assessing compliance against limit values - Possibility for time extensions of three years (PM10) or up to five years (NO2, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. <p>* Framework Directive 96/62/EC, 1-3 daughter Directives 1999/30/EC, 2000/69/EC, 2002/3/EC, and Decision on Exchange of Information 97/101/EC.</p>	Air quality management principles relating to the range of pollutant gases outlines within the EU Air Quality Directive are a consideration for the Plan and the SEA.

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
European Union Directive on the Conservation of Wild Birds 2009	This Directive relates to the conservation of all species of naturally occurring birds in the wild state in the European territory of the Member States to which the Treaty applies. It covers the protection, management and control of these species and lays down rules for their exploitation. It shall apply to birds, their eggs, nests and habitats.	Conservation of bird species must be incorporated in ecological considerations when assessing the suitability of a development. The Plan should have regard to potential impacts on bird habitats.
European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992	The aim of this Directive shall be to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies.	The Plan should seek to ensure the conservation of habitats supporting ecological variance. This directive can inform approaches to the protection of ecologically significant sites.
European Community Biodiversity Strategy to 2020	<p>This strategy aims to conserve biodiversity within Europe in an attempt to achieve the following target and vision:</p> <p>2020 headline target</p> <ul style="list-style-type: none"> - Halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible, while stepping up the EU contribution to averting global biodiversity loss. <p>2050 vision</p> <ul style="list-style-type: none"> - By 2050, European Union biodiversity and the ecosystem services it provides — its natural capital — are protected, valued and appropriately restored for biodiversity's intrinsic value and for their essential contribution to human wellbeing and economic prosperity, and so that catastrophic changes caused by the loss of biodiversity are avoided. 	The Plan and SEA should have regard to the impact of developments on the environment and biodiversity and include this consideration as a factor when evaluating the suitability of a site for development.
Environmental Assessment of Plans and Programmes Regulations (SEA Regulations)	<p>These regulations transpose the requirements of the SEA Directive (2001/42/EC) into national law.</p> <p>The SEA Directive sets out the requirement for an environmental assessment to be undertaken when preparing certain plans and programmes and also details which types of plans and programmes are likely to be subject to SEA.</p> <p>The regulations also set out procedures for preparing the environmental report and consultation.</p>	The regulations to which this SEA must adhere to be legally compliant and pass the test of soundness at the submission stage.

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
The Conservation of Habitats and Species Regulations	<p>These regulations transpose the Habitats Directive into national law, and updates and consolidates all the amendments to the Regulations since they were first made in 1994.</p> <p>They set out protection and registry of European sites, including SACs and SPAs classified under the Birds Directive. They also make special provisions for the protection of European marine sites and the preservation of protected species.</p>	The Plan should ensure the protection of sites of European Significance in relation to flora and fauna, and enter into the agreement that compensatory measures will be required where damage may occur.
Review of the European Sustainable Development Strategy, European Commission, 2009	<p>The European Council in December 2009 confirmed that "Sustainable development remains a fundamental objective of the European Union under the Lisbon Treaty. As emphasised in the Presidency's report on the 2009 review of the Union's Sustainable Development Strategy, the strategy will continue to provide a long term vision and constitute the overarching policy framework for all Union policies and strategies. A number of unsustainable trends require urgent action.</p> <p>Significant additional efforts are needed to:</p> <ul style="list-style-type: none"> - curb and adapt to climate change, - to decrease high energy consumption in the transport sector; and - to reverse the current loss of biodiversity and natural resources. 	<p>The Plan should take account of this Directive as well as more detailed policies derived from the Directive at the national level.</p> <p>The Strategy also informs the SEA in the development of relevant objectives and criteria regarding climate change, energy and biodiversity.</p>
Environment 2010: Our Future, Our Choice (2003)	<p>Tackling Climate Change objectives:</p> <ul style="list-style-type: none"> - in the short to medium term we aim to reduce greenhouse gas emissions by 8% compared with 1990 levels by 2008-12 (as agreed at Kyoto); - protecting Nature and Wildlife objectives; - protect our most valuable habitats through extending the Community's Natura 2000 programme; - put in place action plans to protect biodiversity; - develop a strategy to protect the marine environment; - extend national and regional programmes to further promote sustainable forest management; - introduce measures to protect and restore landscapes; - develop a strategy for soil protection; - co-ordinate Member States' efforts in handling accidents and natural disasters. 	<p>The Plan should take account of this Directive as well as more detailed policies derived from the Directive at the national level.</p> <p>The Strategy also informs the SEA in the development of relevant objectives and criteria regarding climate change, energy and biodiversity.</p>

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
SEA Directive 2001	The SEA Directive sets out the requirement for an environmental assessment to be undertaken when preparing certain plans and programmes and also details which types of plans and programmes are likely to be subject to SEA.	The Plan is subject to SEA. These regulations will help inform the content of the environmental report. By assessing impacts of any developments on the locality and investigating alternative approaches and sites, the development can meet local needs while also positively impacting on the economy, society and environment where possible.
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole. The Directive sets emission limit values for substances that are harmful to air or water.	The Plan should take account of this Directive as well as more detailed guidance derived from the Directive contained in the NPPF.
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	The Plan should ensure that energy efficiency measures are sought where relevant. The Directive also informs the SEA of such issues and realistic measures.
The Drinking Water Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean. Member States must set values for water intended for human consumption.	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
EU Seventh Environmental Action Plan (2002-2012)	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

International Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation; (e) to improve the evidence base for environment policy; (f) to secure investment for environment and climate policy and get the prices right; (g) to improve environmental integration and policy coherence; (h) to enhance the sustainability of the Union's cities; (i) to increase the Union's effectiveness in confronting regional and global environmental challenges.	
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	The Plan should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) Revision of the 1985 Granada Convention	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	The Plan should ensure development principles that take account of the protection of archaeological heritage.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: - The right of everyone to receive environmental information. - The right to participate from an early stage in environmental decision making. - The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.	The Plan should take account of the Convention. The Convention also ensures that the public are involved and consulted at all relevant stages of SEA production.

Review of National Plans and Programmes

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
National Planning Practice Guidance (2016)	This web-based resource provides guidance to support the National Planning Policy Framework and its application in practice. It is also easy to link easily between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance.	Provides guidance on the preparation of the Plan and accompanying SEA.
Localism Act 2011	The Localism Act provides a general power of competence for local authorities in England. It gives these authorities the same power to act that an individual generally has and provides that the power may be used in innovative ways, that is, in doing things that are unlike anything that a local authority – or any other public body – has done before, or may currently do. Where an authority can do something under the power, the starting point is that there are to be no limits as to how the power can be exercised. The power, does not need to be exercised for the benefit of any particular place or group, and can be exercised anywhere and in any way.	The Localism Act gave new powers to local authorities to support a much more localised approach to development than had previously been possible. It is relevant to the preparation of the Plan.
National Planning Policy Framework (March 2012)	<p>This framework sets out the Government's planning policies for England and how these are expected to be applied. It replaces all Planning Policy Statements and Planning Policy Guidance.</p> <p>The framework seeks to contribute to the achievement of sustainable development by pursuing economic, environmental and social gains jointly and simultaneously through the planning system. It defines planning as having:</p> <ul style="list-style-type: none"> - an economic role – contributing to building a strong, responsive and competitive economy; - a social role – supporting strong, vibrant and healthy communities; and - an environmental role – contributing to protecting and enhancing our natural, built and historic environment. <p>The framework sets out 12 core land-use planning principles that local planning authorities should follow and provides guidance on preparing Local and Neighbourhood Plans and on determining planning applications.</p>	<p>The Plan must be in conformity with this national planning document in order to ensure development is sustainable.</p> <p>Therefore, the Plan should be consistent with the principles and requirements of plan making as set out in this Framework.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	A key part of the NPPF is the presumption in favour of sustainable development which is relevant to both plan making and decision making.	
The Housing White Paper (2017)	<p>The White Paper includes a list of relevant proposals:</p> <ul style="list-style-type: none"> - Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them; - Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked; - Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it; - Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements; - Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning; and - Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards. 	The White Paper is of significant relevance to the SEA in defining local housing needs. It also offers possible changes in requirements to the Plan process, which is intrinsically aligned to that of SEA.
Proposed changes to the NPPF consultation (2018)	The 'proposed changes to the NPPF' consultation is due to end in May 2018. This paper explores a standardised methodology for calculating local housing needs, and also proposes that Neighbourhood Plans should have a set minimum housing target decided by the relevant LPA. It also sets out a preference for the allocation of small sites to meet housing need.	The Plan and SEA should have regard to this emerging Policy consultation, in regard to the possible requirement for housing need uplifts.

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
The Future of Transport White Paper	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life. Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p> <p>The key targets are:</p> <ul style="list-style-type: none"> - 20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions. 	<p>Informs the Plan in promoting public transport use rather than increasing reliance on the car.</p> <p>Informs the SEA to formulate appropriate objectives and criteria to reduce the need to travel and improve choice and use of sustainable transport modes.</p>
Housing Act 2004	<p>Protect the most vulnerable in society and help create a fairer and better housing market.</p> <p>Strengthen the Government's drive to meet its 2010 decent homes target.</p>	<p>Informs the Plan in developing a framework to help create a fairer and more inclusive housing market to all demographics.</p>
Building a Greener Future: Policy Statement (July 2007)	<p>This document sets out the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016. In addition, the government introduced a time-limited stamp duty land tax relief with effect from 1 October 2007 for new homes built to a zero carbon standard.</p>	<p>The Plan should have regard to this policy statement and include measures which seek to achieve the targets set. New dwellings should strive to fulfil the aim of zero carbon housing wherever possible.</p>
Underground, Under Threat - Groundwater protection: policy and practice (GP3)	<p>This document sets out the Environment Agency's (EA) aims and objectives for groundwater, their technical approach to its management and protection, the tools they use to do their work and the main policies and approach to the application of legislation. The main aims are:</p> <ul style="list-style-type: none"> - To encourage co-operation between the EA and other bodies with statutory responsibilities for the protection of groundwater; - to promote policies, so that land-users and potential developers may anticipate how the EA are likely to respond to a proposal or activity; 	<p>Informs the SEA in developing relevant objectives and criteria.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<ul style="list-style-type: none"> - to influence the decisions of other organisations on issues the EA are concerned about but which they do not regulate; - to ensure that groundwater protection and management are consistent with EA's Vision for the environment and a sustainable future; and - to provide vital information and background on groundwater protection in England and Wales. 	
Model Procedures for the Management of Land Contamination – Contaminated Land Report 11	The Model Procedures for the Management of Land Contamination provides the technical framework for structured decision making about land contamination. They encourage the formalisation of outputs from the process in the form of written records that contain details of specific project objectives, decisions and assumptions, as well as recommendations and other specific outputs.	Informs the SEA in developing relevant objectives and criteria.
Natural Environment and Rural Communities Act	This document relates to nature conservation, biodiversity, SSSIs and Rights of Way amongst others in regards to a duty to protect, and enforce codes of conduct in relation to these designated and non-designated elements of the environment.	The Plan can influence the protection of these designations and non-designated elements of the environments through appropriate framework requirements.
Countryside and Rights of Way Act 2000	Further information on Rights of Way in relation to nature conservation with wildlife protection, SSSIs and biological diversity amongst other elements of the environment, including regulations to restrict the impacts of vehicles on the environment.	The Plan can influence the protection of these designations and non-designated elements of the environments through appropriate framework requirements.

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Planning and Compulsory Purchase Act 2004	<p>The PCPA requires local authorities to produce a Plan to guide future development and change within its area.</p> <p>The act aims to promote sustainable development by requiring a Sustainability Appraisal to be produced for the Plan, encouraging the integration of social, environmental and economic considerations into development documents.</p>	<p>The Act states that responsible bodies must:</p> <ul style="list-style-type: none"> a) Carry out an appraisal of the sustainability of the proposals in the draft b) Prepare a report of the findings of the appraisal <p>This is directly relevant to SEA and sets the requirement. The SEA informs the viability of any developments against economic, social and environmental effects, in order to assess the sustainability of any developments within the locality.</p>
The Education (School Information) (England) (Amendments) Regulations, 2002	Amended version of the Education Regulations which, among other items of information, requires local authorities to publish their Sustainable Modes of Travel Strategy.	The Plan contains sustainable travel objectives and as such, should be informed by the travel methods of school pupils to contribute to the achievement of sustainable travel targets.
Childcare Act 2006	This Act sets out the power and duties of local authorities and other bodies in England in relation to the improvement of the well-being of young children; to make provision about the powers and duties of local authorities in England and Wales in relation to the provision of childcare and the provision of information to parents and other persons; to make provision about the regulation and inspection of childcare provision in England.	Informs the Plan and SEA of relevant issues surrounding health and social wellbeing of children and young people.

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Flood & Water Management Act 2009	<p>This Environment Agency document attempts to achieve the target of developing, maintaining, applying and monitoring a strategy for flood and coastal erosion risk management in England (a "national flood and coastal erosion risk management strategy").</p> <p>This is to ensure a transparent and consistent level of service when ECC is responding to planning enquires. As part of a National Framework, a Sustainable Drainage Design and Adoption Guide has been produced, working in partnership with other partner local authorities and establishing an officer working group.</p>	Working in a partnership to create county specific flood risk assessments and solutions ensures an appropriate and effective prevention and mitigation measures are identified. The Plan should regard this information to identify the risk of flooding and evaluate the suitability of any site locations.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Defra (2007)	Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.	At the core of the programme is the notion of pre-emptive action to avoid any severe impacts on the environment. Informs the Plan and the SEA.
Safeguarding Our Soils: A Strategy for England (2009)	<p>By 2030, the strategy aims to have all of England's soils to be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.</p> <ul style="list-style-type: none"> - Agricultural soils will be better managed and threats to them will be addressed; - soils will play a greater role in the fight against climate change and in helping us to manage its impacts; - pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 	Soil quality has a key role in water quality, climate change issues and the historic legacy and health of the environment. The Plan should attempt to retain and protect soil quality through construction techniques. Through aligning with the strategy, development can occur responsibly without causing soil degradation.

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>Natural Environment White Paper: The Natural Choice: Securing the Value of Nature (2011)</p>	<p>This document strives to safeguard the environment through the promotion of a number of aims:</p> <ul style="list-style-type: none"> - facilitating greater local action to protect and improve nature; - creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; - strengthening the connections between people and nature to the benefit of both; and - showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	<p>The Plan should regard the protection of natural assets and the advancement of a green economy within the strategic area would assist in improving the economic, social and environmental situation in the area.</p>
<p>Adapting to Climate Change: Ensuring Progress in Key Sectors, Defra, 2013</p>	<p>This strategy highlights how the climate is changing and the impacts are likely to affect almost everyone in some way during our lifetime. The strategy recognises that there have always been natural fluctuations in climate, but the current rates of change are far greater than those experienced in recent history. The strategy suggests that adaptation (or changing behaviour) should be built into planning and risk management; and that all organisations will benefit from considering risks to their operations and consider the actions necessary to adapt to climate change. This strategy confirms that 'bodies with a function of public nature' and 'statutory undertakers' (reporting authorities) must be taking appropriate action to adapt to the future impacts of climate change.</p>	<p>Adaptation (or changing behaviour) should be built into planning and risk management. Informs the Plan and SEA.</p>
<p>DCLG: An Introduction to Neighbourhood Planning, 2012</p>	<p>This document provides a brief summary of neighbourhood planning, including the main stages: defining the neighbourhood plan area, preparing the plan, independent check, community referendum, legal force.</p>	<p>This document does not contain any targets, aims, objectives or priorities. However, it is important that the Plan and the SEA recognise the key role of neighbourhood planning.</p>
<p>JNCC/Defra UK Post-2010 Biodiversity Framework, 2012</p>	<p>In Nagoya, Japan, in Autumn 2010 the 192 parties to the Convention on Biological Diversity renewed their commitment to take action to halt the alarming global declines of biodiversity and to ensure that by 2020 our natural environment is resilient and can continue to provide the ecosystem services that are essential for life.</p> <p>Vision: By 2050, biodiversity is valued, conserved, restored and</p>	<p>The Plan should protect and enhance biodiversity.</p> <p>Informs the SEA in developing relevant objectives and criteria.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>wisely used, maintaining ecosystem services, sustaining a healthy planet and delivering benefits essential for all people.</p> <p>Goal A: Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society.</p> <p>Goal B: Reduce the direct pressures on biodiversity and promote sustainable use.</p> <p>Goal C: To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity.</p> <p>Goal D: Enhance the benefits to all from biodiversity and ecosystems.</p> <p>Goal E: Enhance implementation through participatory planning, knowledge management and capacity building.</p>	
<p>DfT (2013) Door to Door: A strategy for improving sustainable transport integration</p>	<p>The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> - improving availability of information; - simplifying ticketing; - making connections between different steps in the journey, and different modes of transport easier; and - providing better interchange facilities. 	<p>The Plan should enhance public transport provision and encourage active modes of travel such as walking and cycling. Informs The Plan and SEA in developing relevant principles, objectives and criteria.</p>
<p>DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy</p>	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> - sustainable consumption and production; - climate change and energy; - natural resource protection and environmental enhancement; and - sustainable communities. <p>Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.</p>	<p>The Plan should aim to meet the meet the objectives of the Sustainable Development Strategy.</p> <p>The Plan and the SEA in developing relevant principles, objectives and criteria.</p>

National Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource “is for there to be enough water for people and the environment, meeting legitimate needs”.</p> <p>Its aims include:</p> <ul style="list-style-type: none"> - to manage water resource and protect the water environment from climate change; - restore, protect, improve and value species and habitats that depend on water; - to contribute to sustainable development through good water management; and - to understand how water and the water environment contribute to their quality of life. 	<p>Informs the Plan and the SEA in developing relevant principles, objectives and criteria.</p>
<p>Safeguarding our Soils: A Strategy for England (DEFRA, 2009)</p>	<p>The vision is “by 2030, all England’s soils will be managed sustainability and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> - better protection for agricultural soils; - protecting and enhancing stores of soil carbon; - building the resilience of soils to a changing climate; - preventing soil pollution; - effective soil protection during construction and development; - dealing with our legacy of contaminated land; 	<p>The Plan should protect the quality of soils and seek to sustainably manage their quality for future generations.</p> <p>The Plan and the SEA in developing relevant principles, objectives and criteria.</p>

Review of Sub-national Plans and Programmes

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Essex Transport Strategy: the Local Transport Plan for Essex, Essex County Council, June 2011	<p>The Local Transport Plan sets out the approach for transport in Essex. It sets out aspirations for improving travel in the county, demonstrating the importance of meeting these aspirations to achieving sustainable long-term economic growth in Essex and enriching the lives of our residents.</p> <p>This third Local Transport Plan is wider in scope than previous plans, providing a framework for the effective and efficient delivery of all transport services provided by or on behalf of Essex County Council. It will inform and guide work with other organisations and local communities across Essex, ensuring that transport services are delivered in ways which effectively respond to local needs and offer good value for money to local taxpayers.</p>	Informs the Plan and SEA in developing relevant principles, objectives and criteria in a local context.
2011 Essex Biodiversity Action Plan	<p>The 2011 Plan replaces the first 1999 Biodiversity Action Plan for Essex setting out targets and actions at a district level, where appropriate. Groups are based on habitat types, which will include relevant species and sub-plans for more specific habitats. Habitat groups are:</p> <ul style="list-style-type: none"> - Lowland Farmland - Lakes and Ponds - Rivers - Wetlands - Coastal - Marine - Urban and Brownfield - Woodland 	It will be important that the Plan has regard to the habitats and species within the Plan area and beyond and supports the targets and action plans adopted.
Commissioning School Places in Essex 2017-2022	In the County Council's publication "Commissioning School Places in Essex- 2014-19" schools have been placed into forecast planning groups. These are groups of schools that serve the children residing in particular geographical areas of the district. Some forecast planning groups are under significant pressure and require the provision of additional places to meet the needs of a growing school primary population, whilst others	Provision of education should be taken into account in relation to future population growth and development within the Plan area. A localised focus here allows the specific age structure and required school places to be calculated more accurately compared

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>have some capacity to accommodate future growth.</p> <p>The Plan sets out the requirement for places in maintained primary and secondary schools until 2018, and identifies the areas where providers will need to match supply with demand. It provides the context for the future organisation of school places in Essex and sets out the principles that need to be given serious consideration when planning school places.</p>	with being part of a wider county context.
Anglian River Basin Management Plan, Environment Agency, (draft 2015)	The Anglian River Basin Management Plan is about the pressures facing the water environment in this river basin district, and the actions that will address them. It has been prepared in consultation with a wide range of organisations and individuals and is the first of a series of six year planning cycles.	The Plan has sufficient scope to affect the water environment. This document raises awareness of a range of issues that can inform the Plan and the SEA.
Essex Wildlife Trust Living Landscape plans	<p>Essex Wildlife Trust has mapped 89 Living Landscape areas across Essex covering 7,250 acres of land.</p> <p>The Essex Living Landscape map aims to reconnect habitats and local people in the county, to restore habitats so that wildlife can flourish; restore the involvement of local people with their countryside so they can work for it, take pride in it and gain a better quality of life. In addition, the scheme hopes to reconnect habitats across the county, removing restrictions of travel for wildlife and increasing their chances of survival.</p>	The Plan has sufficient scope to link habitats and people. This resource raises awareness of wildlife issues that can inform the Plan and the SEA and can be easily factored into any prospective development framework.
Essex Wildlife Trust Living Landscape Statements	Living Landscapes are large landscape scale areas of the countryside like river valleys, estuaries, forested ridges, and grass and heath mosaics, which are ecologically stable and provide a superb range of habitats for many species of wild plants and animals. There are over 80 living landscapes areas identified and over 20 have statements which set out the areas vision and objectives for protecting and improving the wildlife and area as a whole.	The Plan should have regard to these living landscapes.
Respecting our Past, Embracing our Future: A Strategy for Rural Essex (2016)	<p>This report aims to achieve:</p> <p>1. Prosperity. To build a dynamic and sustainable rural economy, where businesses and communities are mutually supportive, and where all the assets and benefits of rural Essex are actively promoted to encourage investment.</p> <p>2. Well-being. To enable everyone in Essex to enjoy our rich</p>	The Plan should take account of these aims. Informs the Plan and the SEA regarding objectives within the Plan area.

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>and diverse environment, and support rural residents to live well and access health services when they need them.</p> <p>3. Connection. To support the development of rural broadband and rural transport, while championing rural networks and facilities.</p> <p>4. Innovation. To promote new approaches to service access and delivery for rural communities, with a focus on mobilising community assets.</p>	
ECC Parking Standards: Design and Good Practice (September 2009)	<p>Establishes guidance on parking provision for new development and provides parking standards. The purpose of this document is to:</p> <ul style="list-style-type: none"> - Assist the Local Planning Authorities in determining appropriate standards for their areas - Advise members of the public in a readily comprehensible manner - Assist intending developers in preparing plans for the development of land - Expedite the determination of planning applications. 	<p>New developments resulting from the Plan will give consideration to parking provisions and standards in order to appropriately serve the development with vehicle accessibility. This guidance document could be adopted or amended, but forms a good basis for appraisal in the SEA.</p>
The Essex Local Area Agreement – 'Health and Opportunity for the People of Essex' 2008 – 2011 (2010 Refresh)	<p>This document sets out agreed performance targets for the most important issues over the next three years, including education, health and access to services and facilities. Outcomes, focuses and ways in which targets can be achieved are set out for each priority.</p>	<p>The Essex-wide priorities held within this document will inform the Plan and the SEA, addressing the key issues across the county allowing for the set targets to be met.</p>
ECC Development Management Policies (February 2011)	<p>Sets out transport development management policies for Essex which reflect the balance between the need for new housing and employment opportunities, the regeneration and growth agenda, and protecting the transport network for the safe movement of people and goods.</p> <p>Aims are:</p> <ul style="list-style-type: none"> - Protect and maintain a reliable and safe highway infrastructure. - Improve access to services in both rural and urban locations. - Offer where possible alternative travel options to the private car. - Support and enhance public transport provision. - Address the impact of commercial vehicles on the highway 	<p>The Plan should align with these principles and policies in order to promote and ensure efficient transport infrastructure and services.</p>

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>network and communities.</p> <ul style="list-style-type: none"> - Support the aims and objectives of the County Council as the Highway Authority. 	
The Essex Strategy 2008 – 2018	<p>This document represents the latest update of the monitored outcomes of Indicators relevant to the Local Area Agreement. The strategy focuses on four broad aims:</p> <ul style="list-style-type: none"> - Safety and health - Supportive communities - Education, work and leisure - Protection and enhancement of natural resources for prosperity 	The Plan should be influenced by the aims contained within the strategy.
Sustainable Drainage Systems Design and Adoption Guide 2012	<p>Develop a Design Guide demonstrating how new developments can accommodate SuDS, the standards expected of any new SuDS scheme to be suitable for approval and adoption, provide an overview of the geology and biodiversity of the county and advice on how SuDS will be maintained and how they should be ensured to be maintainable.</p>	This guide can be utilised by the Plan in ensuring SuDS in the Garden Community. Informs the SEA of different types of SuDS designs to aid the appraisal of options and suggest recommendations.
Essex Minerals Local Plan 2014	<p>The aims of the Minerals Local Plan are to provide a sustainable planning framework allowing for the supply of basic raw materials at least cost to the environment of Essex, provide policies and proposals for non-land won supply and ensure extraction is matched by a high standard of restoration/site clearance. The relevant objectives are taken from national minerals guidance on sustainable development for minerals planning and are as follows:</p> <ul style="list-style-type: none"> - conserve minerals as far as possible whilst ensuring an adequate supply to meet needs; - encourage sensitive working, restoration and aftercare to preserve or enhance the overall quality of the environment; and - protect areas of designated landscape or nature conservation value from development. <p>The MLP includes policies that protect operating mineral sites and facilities, newly allocated mineral extraction sites and potentially workable but unallocated mineral deposits from sterilisation as a result of other development proposals.</p> <p>ECC is preparing a Guidance Note regarding the implementation</p>	The Essex Minerals Local Plan is an important local planning document. Informs the Plan and SEA of any incompatible development, including whether land is within Minerals Safeguarding Areas and Mineral Consultation Zones.

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	<p>of Policy S8 - Safeguarding mineral resources and mineral reserves. The purpose of the guidance will be to:</p> <ul style="list-style-type: none"> - assist the Mineral Planning Authority (MPA) and LPA in implementing the policies of the adopted Mineral Local Plan (MLP) and National Planning Policy Framework (NPPF) which concern mineral safeguarding. This is particularly relevant for LPAs when assessing future potential for development as part of the Local Plan making process; - to ensure that a direct link is maintained between a Neighbourhood Plan and the NPPF, incorporating both the relevant Local Plan and the Minerals Local Plan, in recognition that they are all form part of the Development Plan. 	
Draft Water Resource Management Plan (2015-2040) (2014)	<p>This plan shows how Anglian Water are going to maintain the balance between supply and demand over the next 25 years, as well as deal with the longer term challenge of population increase, climate change and growing environmental needs. Over the next 25 years, Anglian Water's supply- demand balance is at risk from growth, climate change and the reductions in deployable output that they will make to restore abstraction to sustainable levels. In the worst case, the impact could approach 567 Ml/d, equivalent to approximately 50% of the water we put into supply in 2012/13. We also have to manage risks from drought, deteriorating raw water quality and the impact of cold, dry weather on our distribution system and customer supply pipes.</p>	Informs the Plan and SEA of relevant issues.
The Essex County Council Developers' Guide to Infrastructure Contributions (Revised Edition 2016)	<p>This document is the third edition of the Essex County Council Developers' Guide to Infrastructure Contributions, which replaces the edition of February 2010 (DS092154). As with previous editions, it details the scope and range of contributions towards infrastructure which Essex County Council may seek from developers and land owners in order to make development acceptable in planning terms.</p>	The Plan should consider the implications of this guide regarding infrastructure requirements and stimulation.
Vision for Essex 2013-2017: Where Innovation Brings Prosperity (2013)	<p>Vision: We want Essex to be a county where innovation brings prosperity. The challenges ahead strengthens our resolve to:</p> <ul style="list-style-type: none"> - increase educational achievement and enhance skills; - develop and maintain the infrastructure that enables our 	Informs the Plan and SEA of relevant issues.

Sub-national Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
	residents to travel and our businesses to grow; - support employment and entrepreneurship across our economy; - improve public health and wellbeing across Essex; - safeguard vulnerable people of all ages; - keep our communities safe and build community resilience; and - respect Essex's environment.	
Essex Design Guide, Essex Planning Officers Association, 2005	Objectives: - sustainability issues must be addressed; - the layout and structure of development must be legible and permeable; - in densities over 20 dph there is a need for continuity of built frontages. - Schemes must be designed with crime prevention in mind; - access for the disabled must be provided in certain situations; and - car free development should be promoted.	Informs the SEA of relevant broad design issues.

Review of Local Plans and Programmes

Local Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
Braintree District Council, Chelmsford City Council, Colchester Borough Council, Tendring District Council, Objectively Assessed Housing Need Study - Peter Brett Associates (July 2015 and updated 2016)	This study provides an objective assessment of housing need ('OAN') for the housing market area comprising Braintree, Chelmsford, Colchester and Tendring, over the plan period 2013-37. It updates the OAN study produced by Peter Brett Associates (PBA) The objectively assessed housing need for Braintree is 716 dpa	This report provides the quantitative data for the volume of housing required in the wider area. It provides justification for the principle of new development and adds added context to affordable housing needs.
HRA Report for North Essex Authorities Strategic Section	The purpose of this HRA Report is to determine whether Section 1 is likely to result in significant effects to any European site,	The recommendations made in this report should be incorporated in the

Local Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
<p>1 for Local Plans (LUC) – May 2017</p>	<p>either alone or in-combination with other plans and projects. If likely significant effects cannot be ruled out, recommendations will be made on how these may be avoided or mitigated as the plan making process progresses.</p> <p>The HRA Report of Section 1 has identified several impacts to European Sites which were predicted, or could not be ruled out, and therefore require further consideration at the Appropriate Assessment stage to determine whether they will result in adverse effects on site integrity, and identification of mitigation measures which would ensure adverse effects on integrity are avoided and enable adoption of the Plan. The Likely Significant Impacts identified are summarised below:</p> <ul style="list-style-type: none"> - Essex Estuaries SAC – Water quantity/quality and impacts of recreation. - Hamford Water SPA and Ramsar site – Loss of offsite habitat and impacts of recreation - Stour and Orwell Estuaries SPA and Ramsar site - Water quantity/quality, loss of offsite habitat, and impacts of recreation. - Colne Estuary SPA and Ramsar site - Water quantity/quality, loss of offsite habitat, and impacts of recreation. - Abberton Reservoir SPA and Ramsar site - Loss of offsite habitat. - Blackwater Estuary SPA and Ramsar site - Loss of offsite habitat, and impacts of recreation. 	<p>Plan in order to mitigate negative impacts where possible on European designated sites in the wider area. Informs the SEA of relevant issues surrounding Plan area.</p>
<p>Landscape Character Assessment (Chris Blandford Associates, September 2006)</p>	<p>This document is a study of Landscape Character Areas and types. The study includes all the rural area up to and including the urban edge and, where they exist, river valleys and other green corridors extending into urban areas. The key objectives are:</p> <ul style="list-style-type: none"> - Provide a baseline inventory and description of landscape character by Type and Area at a scale of 1:25,000; - Identify key issues, sensitivities to change and management strategy objectives/guidelines for each Character Area; - Ensure that Landscape Character Areas and Types join up seamlessly across administrative boundaries, including with existing character assessment studies carried out by neighbouring authorities outside of the Study Area. 	<p>The assessments provide a baseline data set to evaluate broad landscape issues and constraints in the Plan area.</p>

Local Plans and Programmes	Purpose / Main Aims and Objectives	Relevance to HPNDP / SEA
BDC Local Plan Publication Draft (2017)	The BDC Local Plan sets out the development needs for the wider District and sets a policy framework for planning applications. The Local Plan allocates land within the HPNDP area, including a strategic growth location and comprehensive development area.	The Plan sets the overriding framework for the area, in which the HPNDP should adhere.
BDC Local Plan Publication Draft Section 2 Sustainability Appraisal (SA) (2017)	The BDC Local Plan SA assesses sites within the Plan area for their sustainability.	The SA informs the Plan and the SEA of relevant sustainability issues.
HPNDP HRA Screening Report (2017)	As part of the basic conditions test of the HPNDP, this screening assessment considers whether the content of the Plan alone or in combination with other plans and projects in the wider area would have a likely significant effect on sites designated for wildlife conservation at the European / international level	The study informs the Plan and the SEA of relevant issues in the Plan area.
Braintree District Settlement Fringes Evaluation of Landscape Analysis (2017)	This assessment explores the baseline condition of the landscape in the Plan area, including threats and elements / features that should be retained / protected.	The study informs the Plan and the SEA of relevant issues in the Plan area.
The Hatfield Peverel Local Landscape Character Assessment (2015)	This assessment explores the baseline condition of the landscape in the Plan area, including threats and elements / features that should be retained / protected.	The assessment informs the Plan and the SEA of relevant issues in the Plan area.
BDC Open Spaces Study (2016-2033)	This evidence base study explores the extent of open space within the District and whether there are any shortages in open space provision that could be eradicated through the Local Plan process.	The study informs the Plan and the SEA of relevant issues in the Plan area.
HPNDP Business Survey (2015)	The Business Survey explores where the residents of Hatfield Peverel travel to work.	The study informs the Plan and the SEA of relevant economic issues in the Plan area.
The BDC Level 1 Strategic Flood Risk Assessment (SFRA)	This evidence base document informs the BDC Local Plan of flood risk issues associated with submitted (for potential allocation) site options	The assessment informs the SEA of relevant issues to be used in the consideration of site assessments.



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