



MALDON DISTRICT
COUNCIL

Site Allocations Development Plan Document (DPD):

- Rural Housing;
- Rural Employment; and
- District Travellers

Sustainability Appraisal Scoping Report

October 2015

CONTENTS

	Page
1 INTRODUCTION	6
1.1 Local Planning Policy	7
1.2 Assessing Sustainability	7
1.3 Process to Date	9
1.4 Purpose of this Report	9
2 THE APPRAISAL METHODOLOGY	11
2.1 Meeting the requirements of the SEA Directive	11
2.2 Appraisal Process	11
3 RELEVANT PLANS AND PROGRAMMES (STAGE A1)	13
4 BASELINE INFORMATION (STAGE A2)	17
4.1 Study area	17
4.2 Social Baseline	18
4.3 Environmental Baseline	23
4.4 Economic Baseline	34
4.5 Key Sustainability Issues	38
4.6 Predicted Future Trends	45
5 THE SUSTAINABILITY OBJECTIVES	46
6 THE SUSTAINABILITY APPRAISAL FRAMEWORK (STAGE A4)	49
7 SA METHODOLOGY: STAGE B	57
7.1 Stage B: Developing and Defining Options	57
7.2 Proposed Structure of Sustainability Appraisal Report	59
8 MONITORING	60
9 NEXT STEPS	61
9.1 Consultation Process	61
9.2 Next Stages	61
APPENDIX A: ASSESSMENT RATIONALE – HOUSING	62
APPENDIX B: ASSESSMENT RATIONALE – EMPLOYMENT	71
APPENDIX C: ASSESSMENT RATIONALE – TRAVELLERS	80

List of Figures

Figure 1: SA and Local Plan Process.....	8
Figure 2: Schedule of Strategic Environmental Assessment Requirements	11
Figure 3: Relevant Plans and Programmes	15
Figure 4: Key Priorities for the district	16
Figure 5: Maldon District.....	17
Figure 6: Maldon District Age Distribution	18
Figure 7: Life expectancy in Maldon by ward.....	19
Figure 8: Maldon District Transport Network.....	22
Figure 9: Location of Internally protected Environment Sites in Maldon District	25
Figure 10: Designated sites in the Maldon District.....	26
Figure 11: 2009 water quality monitoring data	30
Figure 13: 2005 to 2012 CO ₂ emissions for Maldon,	33
Figure 14: Employment Size Band.....	35
Figure 15: All Usual Residents Aged 16 to 74 in Employment	36
Figure 16: Number of persons claiming JSA.....	36
Figure 17: Level of qualifications - percentage of resident population	37
Figure 18: Indices of Multiple Deprivation 2007, Education, Skill and Training.....	37
Figure 19: Key Sustainability Issues	44
Figure 20: Sustainability Objectives	47
Figure 21: Compatibility of Sustainability objectives	47
Figure 22: Assessment Scale.....	57
Figure 23: Proposed Sustainability Appraisal Report Structure.....	60

Abbreviations

ANGSt	Accessible Natural Greenspace Standard
BAP	Biodiversity Action Plan
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
EOETS	Ely Ouse to Essex Transfer Scheme
EU	European Union
HRA	Habitats Regulation Assessment
IMD	Index of Multiple Deprivation
JSA	Job Seeker's Allowance
LDP	Local Development Plan
LSOA	Lower Super Output Area
LWS	Local Wildlife Site
MDC	Maldon District Council
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
ODPM	Office of the Deputy Prime Minister
ONS	Office of National Statistics
PPP	Plans, Programs, and Policies
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SAR	Sustainability Appraisal Report
SEA	Strategic Environment Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
WFD	Water Framework Directive
WRMP	Water Resource Management Plan

Questions

Question 1: Are there other relevant plans, policies and programmes and broad sustainability objectives that will affect or influence the DPD?

Question 2: Do you agree that the baseline data collected is appropriate to the DPD?

Question 3: Do you have, or know of, any additional relevant baseline data which should be added to that already listed?

Question 4: As far as you are aware, are there any inaccuracies or anomalies in the data presented?

Question 5: Do you agree that the issues presented in Table 4.6 are the key sustainability issues for Maldon?

Question 6: Are you aware of any issues which, in your opinion, should be added or any that should be removed?

Question 7: Are the proposed SA Objectives suitable in the context of Maldon?

Question 8: Are there any additional SA Objectives that should be included? Should any be removed?

Question 9: Do the indicators provide relevant measures for the associated objective? If not, please suggest additional indicators.

Question 10: Do you have any comments on the suggested targets, or can you propose any refinements?

1 INTRODUCTION

This document forms the Scoping Report for the Sustainability Appraisal (SA) of the Maldon District Council Site Allocations Development Plan Document (DPD), which covers Rural Housing¹, Rural Employment² and district travellers³ sites.

The purpose of this Scoping Report is to set a methodology and scope which enables the consideration of environmental impacts alongside the development of the DPD's policies, objectives and site allocations in accordance with the EU Directive 2001/42/EC and the Planning and Compulsory Purchase Act 2004.

The Scoping Report is published for a 5 week consultation period and is sent to statutory consultation bodies to enable them to provide comments and input prior to its finalisation and application in the subsequent assessment.

This Scoping Report represents Stage A of a combined SA/SEA process which addresses the requirements of both the Directive and the Act.

The main stages of the SA/SEA process are as follows.

- Stage A – Setting the context and objectives, establishing the baseline, proposing the scope and consultation on the proposed scope of the Sustainability Appraisal;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report;
- Stage D – Consultation on the draft plan and the Sustainability Appraisal Report; and
- Stage E – Monitoring implementation of the plan.

This Scoping Report summarises the tasks carried out for Stage A, a key aim of which is to derive SA objectives and indicators. These are a set of criteria against which the predicted sustainability performance of the DPD can be evaluated.

Although responses are welcome on any element of this report, specific questions have been provided, in orange boxes, in several places within the report as well as on the previous page. Following the responses to consultation on this Scoping Report, assessment of developing preferred site allocations and planning policy will commence, together with the production of the Sustainability Appraisal Report (SAR). The SAR is the key written document produced for the SA and will be made available for consultation at the same time as the consultation exercise on the draft DPD. This Scoping Report sets out the anticipated structure of the SAR.

¹ For the purposes of this DPD, "Rural Housing sites" are defined as all areas of the district outside the town and parish boundary areas of Maldon, Burnham-on-Crouch and Heybridge (Excluding the settlement of Heybridge Basin)

² For the purposes of this DPD, "Rural Employment sites" are defined as all areas of the district outside the town and parish boundary areas of Maldon, Burnham-on-Crouch and Heybridge (Excluding the settlement of Heybridge Basin)

³ For the purposes of this DPD, "District Travellers sites" are defined as all areas within the District.

1.1 Local Planning Policy

The Maldon District Local Plan 2014-2029 is currently in preparation, having been subject to examination for its strategic and housing policies. In May 2015, the Planning Inspector in his interim findings expressed concerns regarding Policy H6 – Gypsy and travellers and in his opinion viewed the entire plan as being unsound. The Council disputes the Inspector's findings and in June 2015, the Plan was called in by the Secretary of State under Section 21 of the Planning and Compulsory Purchase Act 2004.

Other documents which make up the Local Development Plan include the Replacement Local Plan, which was adopted in November 2005. A number of policies in this document have been 'saved' and their weight is determined in relation to Paragraph 216 of the National Planning Policy Framework.

1.2 Assessing Sustainability

1.2.1 Requirement for Sustainability Appraisal and Strategic Environment Assessment

The requirement for SA and SEA has been embedded in the planning system for a number of years. The requirements originate from high level national and international commitments to sustainable development which is defined as "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*"⁴

SEA originates from the European Directive 2001/42/EC which came into force in 2001 and seeks to protect the environment by integrate environmental considerations into the process of plan making to ensure sustainable development is achieved.

The European Directive is implemented through legislation via the Environmental Assessment of Plans and Programmes Regulations which requires an SEA to be undertaken for plans and programs.

The aim of the SEA is to identify likely significant effects created as a result of a plan, policy or programmes 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 these factors⁵.

The SA process examines the likely environmental effects on a broader context, which takes into account the economic, social and environmental roles in order to promote sustainable development. These three roles are embedded in the National Planning Policy Framework which are the 'golden thread' in determining whether a proposal, policy or plan constitutes sustainable development.

The Planning and Compulsory Purchase Act 2004 (as amended) makes it mandatory for all plans such as DPD's to undertake a sustainability appraisal. Whilst the requirements for SA and SEA are distinct, the National Planning Practice Guidance⁶ states that it is possible to satisfy both requirements by a single approach in order to ensure the SEA

⁴ World Trade Commission on Environment and Development, 1987

⁵ See Annex 1(f) of the European Directive 2001/42/EC

⁶ See Paragraph: 008 Reference ID: 11-008-20140306

Directive is met. This integrated approach will be adopted for this document and will hereafter be referred to as the SA.

1.2.2 SA process within plan preparation

Figure 1 below sets out the various SA stages, tasks and relationships with the plan preparation, as set out in the NPPG⁷. Stage A is addressed within this report. Section 2.2 covers these stages in more detail.

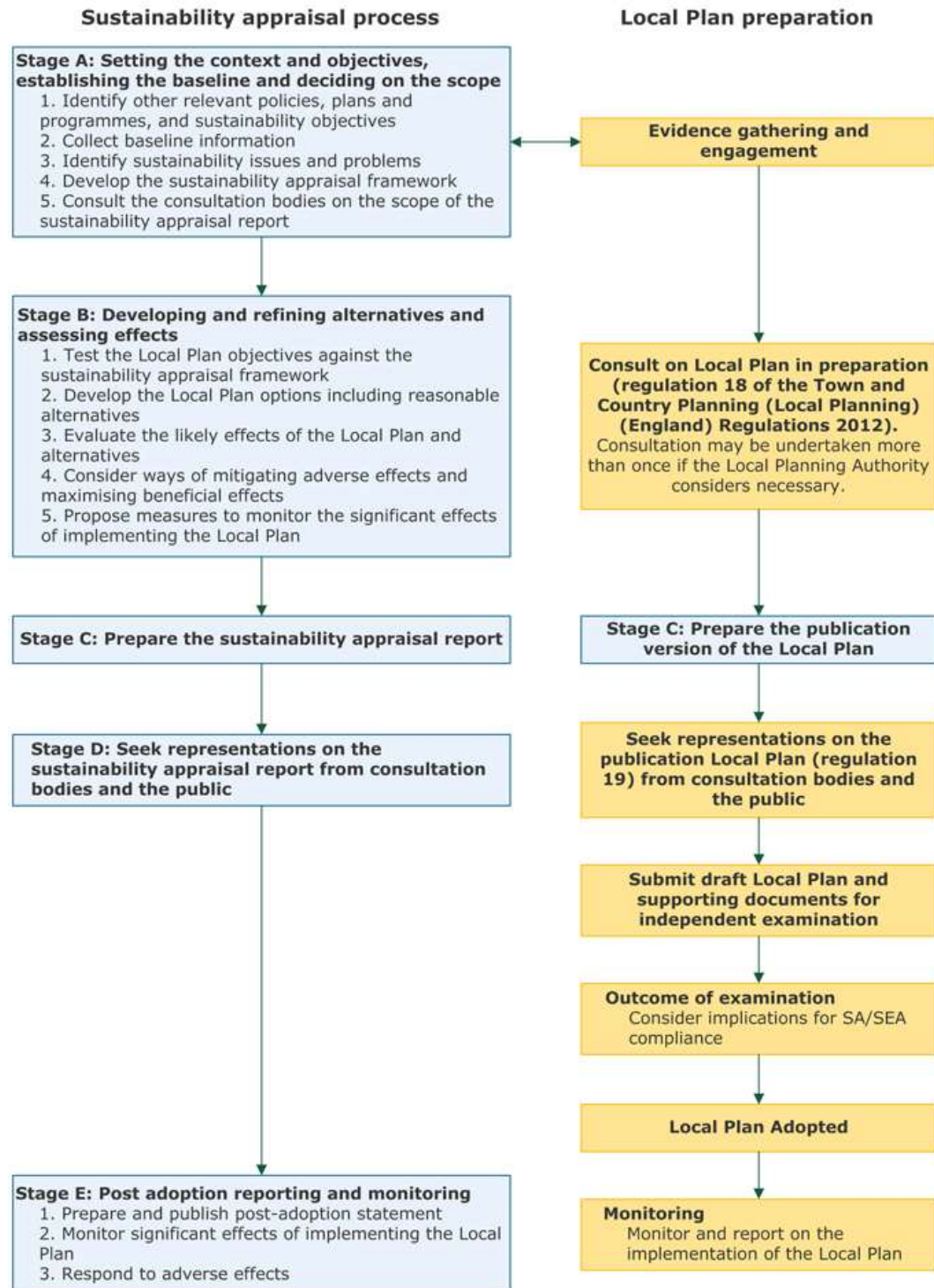


Figure 1: SA and Local Plan Process

⁷ NPPG, Paragraph: 014 Reference ID: 11-014-20140306

1.3 Process to Date

This Scoping Report builds on work carried out as part of a previous SA, undertaken alongside the development of the Core Strategy and subsequent Local Plan, with updates provided during the Examination stage. The information within this report and the responses received from consultation will be used to inform ongoing work producing MDC's DPD for site allocations for rural housing, rural employment and district travellers.

1.3.1 Other relevant sustainability work undertaken is listed below:

- Maldon District Council Core Strategy Draft Scoping Report, Atkins 2006;
- Maldon District Council Core Strategy Draft Sustainability Report, Atkins 2006;
- Maldon District Council LDP Sustainability Appraisal Report incorporating SEA and HRA – Preferred Options, Royal Haskoning DHV 2012;
- Maldon District Council LDP Sustainability Appraisal Report incorporating SEA and HRA, Royal Haskoning DHV 2013

1.3.2 Habitats Regulations Assessment

The emerging Core Strategy was also subject to consideration under the Habitats Regulations⁸ (implementing the EU Habitats⁹ and Birds¹⁰ Directives). A Habitats Regulations Assessment (HRA) Screening Report (December 2010) concluded that there was “no significant effect from the Maldon District Core Strategy alone or in combination on the Essex Estuary international sites.” Although the proposed growth in this DPD in principle has been assessed under this HRA Screening Report, the proposed sites, and policies of this DPD will be assessed for potential significant effects on all relevant internationally-designated nature conservation sites during the later stages of the plan to inform the appropriateness of proposed allocations.

1.4 Purpose of this Report

The purpose of this Scoping Report is to consider the baseline and issues considered within the previous SA process with the Core Strategy, which will set the foundations for developing a SA report for the Site Allocations DPD. It also details the proposed methodology and framework to be used for the SA, which will again be based where relevant, on the previous SA process.

This report is being used to inform the consultation bodies and other appropriate consultees of the revised scope, in order to enable them to provide comments prior to the SA's finalisation and application in the subsequent assessment.

This Scoping Report summarises Stage A of the process outlined above. It sets out:

- Other plans, programmes and sustainability objectives relevant to the plan;
- Baseline information, either collected or still needed, with notes on sources and any problems encountered;
- Key sustainability issues;

⁸ *The Conservation of Habitats and Species Regulations 2010* (as amended). Previously *The Conservation (Natural Habitats, &c.) Regulations 1994* (as amended).

⁹ Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora.

¹⁰ Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (the codified version of Directive 79/409/EEC as amended).

- The SA Framework, including SA objectives and indicators, defined on the basis of the analyses in the tasks above;
- Methodologies for predicting and assessing to what extent the proposed plan meets the stated sustainability objectives; and
- Proposals for the structure and level of detail of the Sustainability Appraisal Report.

DRAFT

2 THE APPRAISAL METHODOLOGY

2.1 Meeting the requirements of the SEA Directive

This SA is being undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. Figure 2 below sets out where the specific SEA requirements have been met in this report.

Requirements of the Directive	Where Covered
<i>Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:</i>	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 1, Section 3
b) The relevant aspects of the current state of the environment and the likely evolution without implementation of the plan or programme	Section 4
c) The environmental characteristics of areas likely to be significantly affected	Section 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Section 4
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects 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.	To be covered in the SAR
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	To be covered in the SAR
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	To be covered in the SAR
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	To be covered in the SAR
j) A non-technical summary of the information provided under the above headings	To be covered in the SAR

Figure 2: Schedule of Strategic Environmental Assessment Requirements

2.2 Appraisal Process

The ODPM guidance emphasises that SA is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. The complete methodology involves the stages and tasks outlined in Figure 2. The following sections

detail the processes undertaken for Stage A, on which this document reports. Detail on Stage B is provided within Section 7.

2.2.1 Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

Scoping work was undertaken during October 2006 to help ensure that the earlier SA and Core Strategy covered the key sustainability issues which are relevant to Maldon. These issues were developed in the subsequent sustainability assessments up to 2010 and this report further progresses these considerations, updating and amending information where necessary in order to establish the context for the development of the LDP and its examination in 2013.

A1: Other Relevant Plans and Programmes

A wide range of plans, programmes and policies (PPPs) were identified in the work accompanying the Maldon District CS. Such documents influenced the development of the SA Framework, ensuring that appropriate sustainability themes, commitments and ambitions were captured. Section 3 provides details of these PPPs, including any updated documents.

A2: Baseline Data

To predict accurately how DPD policies might affect the social, environmental and economic factors, it is important to understand the current baseline situation and trends, and to understand their likely evolution without implementation of the plan. Baseline information is provided within Section 4. This information was compiled in previous SA and updated where necessary. No primary research has been conducted.

A3: Sustainability Issues

Analysis of key sustainability issues relevant to the DPD area has been carried out, based on the review of relevant PPPs and an analysis of baseline data.

A4: Sustainability Appraisal Framework

A set of objectives, indicators and targets, against which the DPD can be assessed, was drawn up during the previous SA. This current scoping stage incorporates a review of the previous framework to identify if any objectives, indicators or targets need adjusting (Section 6) or additions in relation to the development of the DPD.

A5: Consulting on the Scope of the Sustainability Appraisal

This report is being consulted upon in order that feedback can inform the SA process, the developing DPD and the consequent SAR. Responses to previous SA consultations (accompanying the developing core strategy) have been taken into consideration in this current SA process.

3

RELEVANT PLANS AND PROGRAMMES (STAGE A1)

A wide range of plans, policies and programmes were identified during the SA of the Maldon District Local Plan. International, national, regional, County and district level policies influenced the SA Framework. The last revision of relevant plans, policies and programmes was undertaken in 2013 in the SA prepared to accompany the Local Plan Submission.

Since this time, the policy context in which the DPD is set has continued to evolve, especially at a national, regional and local level. Plans, policies and programmes that have influenced this SA are shown in Figure 3 below. Documents identified in bold text have been added for the current SA process.

RELEVANT PLANS AND PROGRAMMES
International Plans and Programmes
EU Directive on the Conservation of Wild Birds (Birds Directive) (2009/147/EC)
EU Directive on Conservation of Natural Habitats and of Wild Flora and Fauna (Habitats Directive) (92/43/EEC)
EU Noise Directive (2002/49/EC)
EU Directive on environmental quality standards in the field of water policy (Water Framework Directive) (2000/60/EC)
EU Air Quality Directives (2008/50/EC, 96/62/EC 99/30/EC, 2000/69/EC and 2002/3/EC)
EU Directive on the quality of fresh waters needing protection or improvement in order to support fish life (Freshwater Fisheries Directive) (2006/44/EC)
EU Urban Wastewater Treatment Directive (91/271/EEC)
EU Bathing Water Quality Directive (2006/7/EC)
EU Drinking Water Directive (98/86/EC)
EU Directive on integrated pollution prevention and control (2008/1/EC)
EU Directive on the landfill of waste (1999/31/EC)
Kyoto Protocol, 1997
Johannesburg Declaration on Sustainable Development, 2002
Strategy on Climate Change: Control Measures Through Until 2020 and Beyond, 2007
EU The Climate Action and Renewable Energy Package, 2008
EU Thematic Strategy on Air Quality, 2005
EU 6th Environmental Action Plan: Environment 2010: Our Future, Our Choice, September 2002
EU Sustainable Development Strategy, May 2001
Renewed EU Sustainable Development Strategy, June 2006
EU Biodiversity Action Plan, March 2002
Review of the European Sustainable Development Strategy 2009
European Commission Biodiversity Strategy 2012
Environment 2010: Our Future, Our Choice
National
Securing the future – delivering UK sustainable development Strategy, DEFRA 2011
National Planning Policy Framework, DCLG 2012
National Planning Practice Guidance, DCLG 2014
Planning Policy for Travellers Sites, DCLG 2015
Conserving Biodiversity – the UK Approach, Defra, October 2007
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Department for Environment, Food and Rural Affairs in partnership with the Scottish Executive, Welsh Assembly Government and Department of the Environment Northern Ireland, July 2007
Preparing for climate change – National Adaptation Programme DEFRA 2013
The UK Low Carbon Transition Plan: National strategy for climate and energy, DECC, July 2009

Sustainable Communities: Building for the future, ODPM February 2003
Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World, DfT, October 2007
PPS 5 Planning for the Historic Environment Practice Guide 2010
Community Infrastructure Levy Guidance 2013
Neighbourhood Planning (General) Regulations 2012
Mainstreaming Sustainable Development (2011)
Flood and Water Management Act (2010)
Safeguarding our Soils (2009)
UK Marine Policy Statement, HM Government (2011)
Learning Lessons from the 2007 Floods: the Pitt Review, June 2008
'Nature Nearby' Accessible Natural Greenspace Guidance, Natural England, March 2010
Energy White Paper: Meeting the Energy Challenge, Department for Transport, May 2007
Rural White Paper – Our Countryside: The Future, ODPM, November 2000
The Strategy for Sustainable Farming and Food – Facing the Future, Defra, December 2002
Sustainable Farming and Food Strategy: Forward Look, Defra, July 2006
Waste Strategy for England, DEFRA, May 2007
England Forestry Strategy - a new focus for England's woodlands, Forestry Commission, March 2007
Flood and Coastal Defence Appraisal Guidance Supplementary Note to Operating Authorities – Climate Change Impacts, Defra, October 2006
Housing Green Paper: Homes for the Future: More Affordable, More Sustainable, July 2007
Our Energy Challenge – Securing Clean Affordable Energy, DTI, April 2006
Regional
Anglian Water Business Plan 2015-2020, 2012
Anglian River Management Plan, 2009
Draft Water Resources Management Plan 2015-2040, 2014
Haven Gateway Programme of Development: A Framework for Growth 2008-2017, 2007
Haven Gateway Integrated Development Programme, 2008
South East LEP Growth Deal and Strategic Economic Plan, 2014
Regional Woodland Strategy, EERA and the Forestry Commission, November 2003
A Better Life, Go-East, September 2006
Sustainability East Strategic Plan 2008-2011, Sustainability East, (date unknown)
Regional Environment Strategy: Our Environment Our Future, EERA, July 2003
Regional Economic Strategy for the East of England 2008-2031, EEDA, Autumn 2008
A Sustainable Development Framework for the East of England, EERA, October 2001
The East of England Housing Statement - People, Places, Homes: Priorities for Housing and Regeneration in the East of England 2010-2014, EERA, February 2010
Regional Transport Strategy, EERA April 2003
Healthy Futures: The Regional Health Strategy for the East Of England 2005-2010, Go-East, May 2006
Regional Social Strategy, EERA, November 2007
Heart of Essex Housing Growth Scenarios, Edge Analytics 2012
County (Essex)
Essex and Suffolk Water, Looking to the Future: Final Business Plan, 2014
Essex and Suffolk Water, Final Water Resources Management Plan 2014
Essex Transport Strategy: The Local Transport Plan for Essex, Essex County Council, June 2011
The Essex Biodiversity Action Plan 2010 – 2020: A vision to protect and enhance the biodiversity of Essex, Essex Biodiversity Project, 2011
Joint Municipal Waste Management Strategy for Essex 2007-2032, Essex County Council, July 2008
Essex Design Guide, Essex Design Initiative, updated October 2005
Essex Minerals Local Plan, 2014
Essex Minerals Local Plan Sustainability Appraisal and Strategic Environmental Assessment 2012

Mid Essex Strategic Flood Risk Assessment, Braintree District Council, Chelmsford Borough Council, Colchester Borough Council, Maldon District Council, Scott Wilson, October 2007
Crouch and Roach Estuary Strategy, Essex County Council, May 2007
Essex Estuaries European Marine Site (English Nature's advice under Regulation 33 (2) of the Conservation (Natural Habitats &c.) Regulations, 1994), 2000
The Combined Essex Catchment Abstraction Management Strategy, Environment Agency, February 2007 (new cycle to start in 2012)
North Essex Catchment Flood Management Plan, Environment Agency, December 2009
Essex and South Suffolk Shoreline Management Plan (SMP2), Environment Agency, 2012
Local
Maldon District 2015 LAQM Updating and Screening Assessment, Amec Foster Wheeler, 2015
Maldon District Adopted replacement Local Plan 2001-2008, adopted November 2005
Maldon District Rural Facilities Study, 2012
Maldon District Rural Gap Analysis Report, Writtle College, 2010
Maldon District Council Local Plan (Submission Version) 2014-2029
Maldon District Strategic Housing Land Availability Assessment, 2014
Maldon District Affordable Housing Guide, December 2005
Maldon District Infrastructure Delivery Plan Baseline Report 2012
Statutory Contaminated Land Strategy Framework, Maldon District Council, October 2009
Draft Maldon Design Guide (in preparation December 2007)
Maldon District Empty Homes Strategy 2008 – 2012
Maldon District Play Strategy 2007-2012
Older Persons' Housing Strategy 2010 – 2015, First Draft December 2009
Maldon District Local Wildlife Sites Review 2007
Community Safety Strategy 2005-2008 and Crime and Disorder Reduction in the Maldon District Annual Partnership Plan 2008-09
Maldon District Council Housing Improvement Plan, February 2009
Draft Maldon District Green Space Strategy, 2007
Facing the Future: Maldon District Sustainable Community Strategy, 2008
The Maldon Coast: an overview of planning and management issues affecting the historic environment of the rural coast of Maldon District, Maldon District Council and Essex County Council, December 2008
Maldon Scoping Water Cycle Study, March 2010
Objectively Assessed Needs Housing Technical Paper
MDC Local Air Quality Management (LAQM) progress report (2015)
Maldon District Provision for Travellers: Future Allocations Assessment, 2013
Gypsy and Traveller Accommodation Assessment, ECC 2014
Review of Gypsy and Traveller Accommodation Assessment, University of Salford 2015
Employment Land Study 2015

Figure 3: Relevant Plans and Programmes

Question 1: Are there other relevant plans, policies and programmes and broad sustainability objectives that will affect or influence the DPD?

The analysis of PPP's undertaken from 2006 to 2015 from the Local Plan and Core Strategy Sustainability Appraisals and in this current SA has identified social, environmental or economic priorities that can be used to influence the preparation of the Maldon DPD. These priorities are set out in Figure 4 below:

Topic	Key priorities
Social	Improvement in health, reduction in inequalities of access to health facilities, and encourage healthy lifestyles
	Improvement of access for all to quality, affordable and resource efficient housing
	Improvement in accessibility to jobs, health, education, leisure, open spaces and community facilities
	Improve the skills base particularly in traditional, lower paid sectors
	Reduction in crime and the fear of crime by tackling the root cause of crime through education. Support citizenship and anti-racism initiatives
	Raising achievement levels and developing opportunities for everyone to acquire the skills needed to find and remain in work
	Improving the quality of life in urban areas. Maintain peace and tranquillity
	Encouraging high quality design in new development including mixed use to create local identity and encourage a sense of community
	Development of confident, diverse, socially inclusive and cohesive communities
Environmental	Improvement in the choice and use of sustainable transport modes and reduction of the need to travel
	Promotion of low energy use and energy efficiency
	Reduction in waste generation and disposal and achieve sustainable management of waste
	Maximising the area's historic and cultural heritage
	Protection and enhancement of biodiversity and geological assets
	Protection and enhancement of local character
	Protection of water resources and an improvement in water quality
	Protecting land and soil and managing geological resources
	Reduction of the risk of flooding
	Improve air quality and achieve clean air for everyone
	Economy in the use of land and buildings and sustainable urban design
	Adapting to, and managing, the effects of climate change
	Reduction of greenhouse gases emissions
Promotion of the maintenance and enhancement of landscape character	
Economic	Competitive local economies which benefit local people
	Development of a robust and diverse world class economy with a strong enterprise culture
	Restoring the role of Market towns as sustainable centres for services, supporting rural regeneration and improve the prosperity of market towns
	Development and maintenance of a healthy labour market
	Improvements which support viable and vibrant town centres, and development of commercial and civic centres which instil pride in the local population
	Enable economic opportunities to be available to all
	Recognise the role of tourism and manage the impact of its activities.

Figure 4: Key Priorities for the district

4 BASELINE INFORMATION (STAGE A2)

Stage A2 requires the collection of baseline information in line with the SEA Directive which states that the baseline information should contain:-

“Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” and the “environmental characteristics of the areas likely to be significantly affected” (Annex I (b) (c)) and

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)” (Annex I I)

In addition to the SEA Directive requirements, the statutory SA process requires the collection of additional information on social and economic characteristics. The baseline information is collected to give an overview of the social, environmental and economic characteristics of the plan area and how these compare to the region and the rest of the country. The key baseline information is set out in the sections below. Data from the previous SA has been reviewed and where necessary updated to include more current information.

4.1 Study area

Maldon District is situated in the County of Essex, and is bordered by the council areas of Rochford, Chelmsford, Braintree and Colchester, and covers an area of approximately 360km². The district is largely rural in nature, with numerous villages and a total population of 61,629¹¹. Maldon is the main town and Burnham-on-Crouch is a smaller market town in the south of the District.



Figure 5: Maldon District

¹¹ Office of National Statistics Census, 2011

4.2 Social Baseline

4.2.1 Population

The District has a total population of 61,629 which is the lowest in Essex. The population density in Maldon is one of the lowest in Essex with an average of 1.17 people per hectare, compared to the East of England average of 3.1 persons per hectare and the England average of 4.1 persons per hectare. The District’s population has grown at a similar rate to that of the East of England with a population growth of 9% between 1998 and 2011, compared with 10% in the East of England as a whole. The main towns are Maldon and Heybridge (14,220 and 8,175 respectively) and Burnham-on-Crouch in the south (7,671). The majority of the population live in the remaining rural villages throughout the District.

A key concern of the predicted population change is the growth of the elderly population aged over 65. At present, the proportion of the population aged 65 and over in Maldon stands at 20.3% with the proportion of the population aged under 15 at 16.2%. The age group of 45-64 year olds, who will be the next generation of retirees, currently makes up 30.7% of the population. It is estimated that by 2021, this age group will make up around 25.77% of the population and this will have implications for housing provision, health and social care. It is estimated that population in the District will continue to grow with the greatest increases in the older age group.

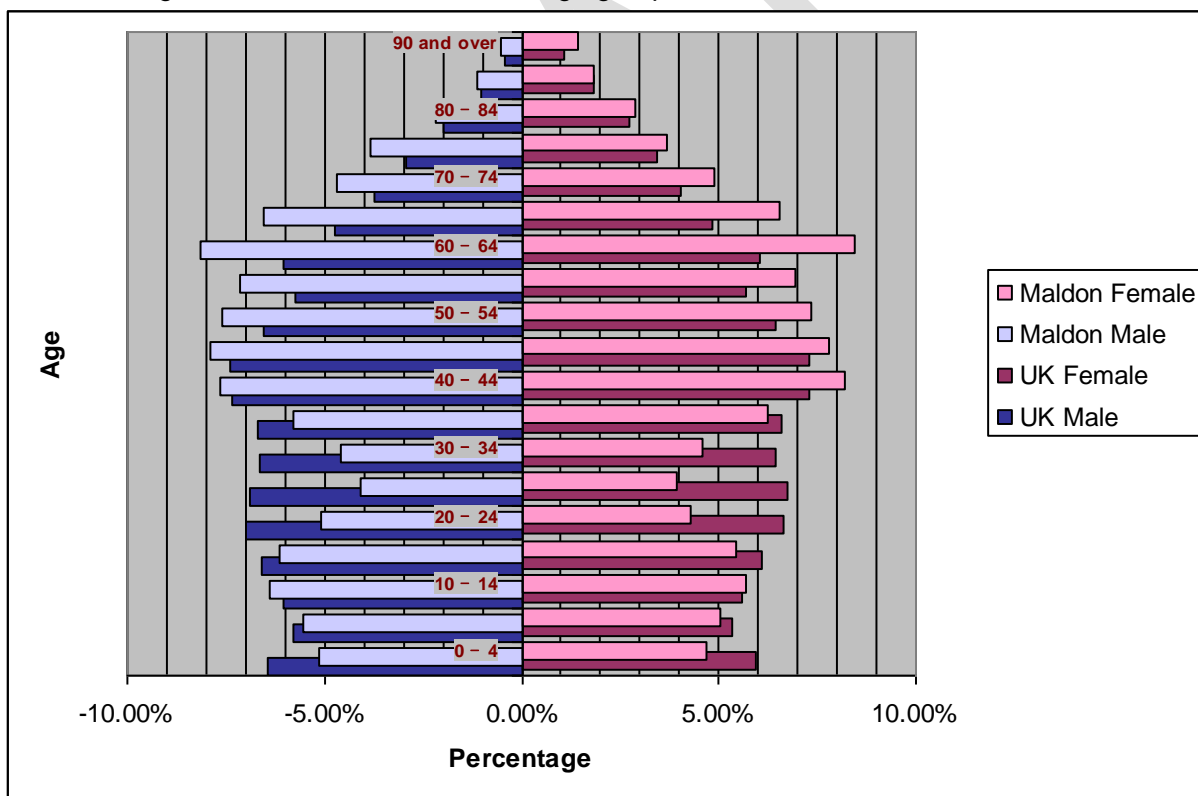


Figure 6: Maldon District Age Distribution (Source: www. Nomiesweb.co.uk)

4.2.2 Human health

Maldon generally has a higher life expectancy (79.6 years) than the England average, but the figure varies across the District with a gap of 7.9 years between the lowest (Maldon East) and the highest (Tollesbury). Death rates are falling steadily, but again vary widely across the district.

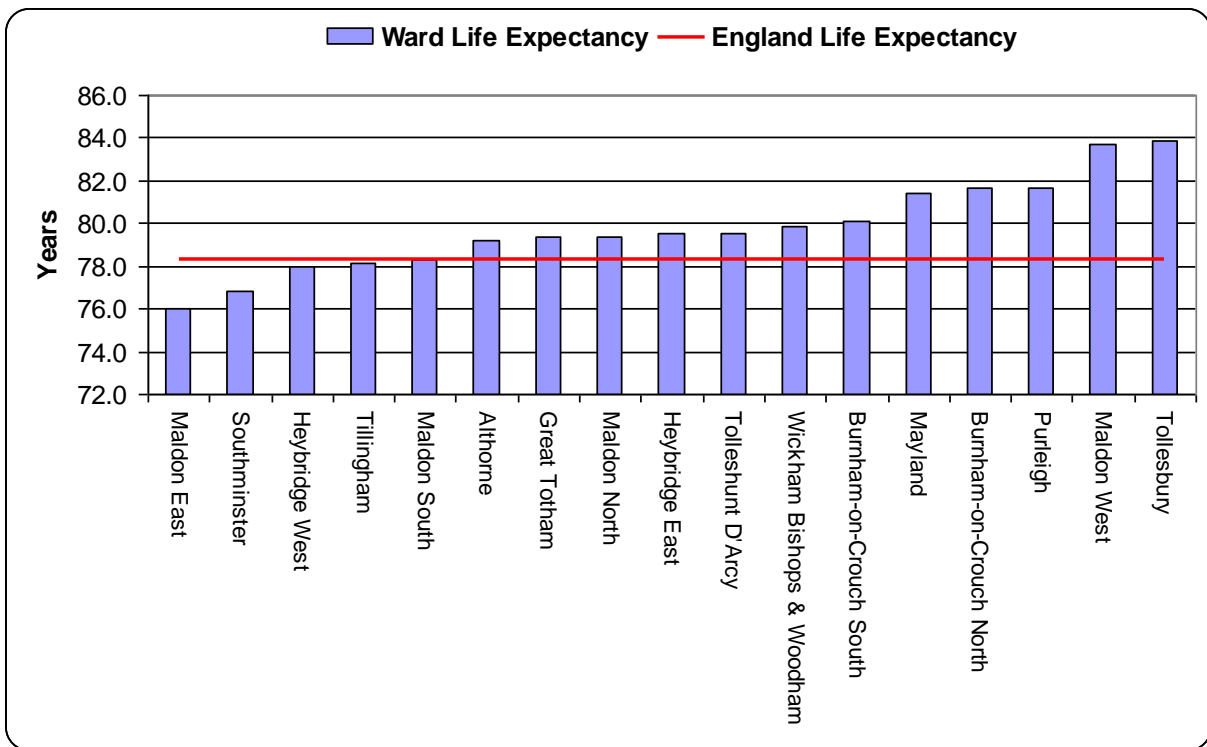


Figure 7: Life expectancy in Maldon by ward (Source: Maldon District Joint Strategic Needs Assessment 2007)

According to the 2011 census, the proportion of people in the District who rate their health as 'good' (35.6%) is slightly higher than the East of England (35.2%) and across England (34.2%). However, the proportion of people in Maldon with day-to-day activities limited a little (9.8%) or a lot (7.6%) is slightly higher than in the East of England (7.4% and 9.3% respectively).

4.2.3 Deprivation

The Index of Multiple Deprivation 2007 (IMD 2007) is a composite measure of multiple deprivations at the small area level, known as the Lower Super Output Areas (LSOAs). The IMD 2007 is comprised of seven individual domains: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; barriers to housing and services; living environment deprivation; and crime. The research ranks each local authority area where 1st is the most deprived and 354th is the least deprived.

Maldon is ranked 255th out of 354 based on average deprivation scores of its constituent LSOAs. The average score for Maldon is 12.26 comparing to the Essex average of 14.69, which means deprivation in Maldon is higher than the Essex average. Despite the fact that Maldon is doing relatively well in comparison with other local authorities in England and Wales, the IMD2007 does suggest that there are areas within the District where certain types of deprivation are significant.

4.2.4 Households and housing

The main towns within the District are Maldon, Heybridge and Burnham-on-Crouch but a large number of the population live in the smaller rural villages. In 2011, the District

contained around 27,210 dwellings, with over 78% of households owner occupied, 0.6% shared ownership; 8.6% privately rented; and 9.8% socially rented. The number of available small households is likely to decrease due to a larger proportion of people living alone and smaller families putting additional pressure on suitable existing housing stock.

In the District, nearly half of the entire stock at the 2011 Census comprised detached houses (44.3%), with 39.4% of households living in semi-detached and 15.8% of households living in terraced housing. Only 7% of households in the district live in apartments.

The average house price in Maldon in September 2015 is £344,564,¹² an increase of 36% from September 2006. The average price for each housing type is as follows:

- Detached - £444,777 (+35% on Sept 2006)
- Semi-detached - £270,532 (+30% on Sept 2006)
- Terrace - £354,367 (+91% on Sept 2006)
- Flat - £210,858 (+42% on Sept 2006)

This data indicates that demand for smaller homes has increased dramatically over the past decade. In 2010 Maldon was ranked 240 out of 375 districts on the Local Futures Place Profile 2010 affordability score, placing it in the bottom 40% of districts nationally in terms of affordability.

Data from the 2014 Strategic Housing Market Assessment (SHMA) update indicates that there are 480 households in Maldon who are over-crowded by the 'Bedroom Standard.' However 183 of these will be resolved by a newly forming household moving or by the households leaving Maldon, leaving a net group of 297. There are no concealed households, or duplication leaving a total of 297 over-crowded and concealed households. A test of affordability for these households undertaken in the SHMA shows that 78% of them cannot afford to resolve their housing difficulties through market housing in Maldon

4.2.5 Gypsies and travellers

There are two local authority sites for the travelling community in the Maldon District, which comprise 26 pitches, as well as 14 private sites which together comprise 32 pitches, meaning a total of 58 pitches within the district. Much of the traveller population in Maldon District is permanent, with the Essex Gypsy and Traveller Need Assessment showing that there is no requirement for a transit site within the district.

The need for traveller pitches in Maldon is shown to be as follows:

- 2013-2018: 17 pitches
- 2018-2023: 7 pitches
- 2023-2028: 8 pitches
- 2028-2031: 9 pitches
- Total 2013-2033: 41 pitches

Since publication of the GTAA 2014, a further traveller's pitch gained planning permission which results in a need for 40 pitches by 2031.

¹² www.home.co.uk

4.2.6 Crime

Maldon is ranked 348 out of 376 districts on the crime score, indicating levels of crime that are in the lowest 20% of districts nationally. With a crime score of 52.02, Maldon is well below the national median and is therefore performing very well by national standards.

There were 23.52 offences per 1,000 residents in 2009 in Maldon. By comparison the Essex figure was 38.41, the East of England figure was 40.43 and the national figure was 45.22. There were 7.71 violent crimes per 1,000 residents in 2009, which is very low by national standards, with Maldon ranking in the lowest 20% of districts. By comparison the Essex figure was 12.96 and the national figure was 14.99. There were 4.85 vehicle crimes per 1,000 residents in 2009, which is very low by national standards, with Maldon ranking in the lowest 20% of districts. By comparison the Essex figure was 8.67 and the national figure was 9.94. There were 1.69 dwelling burglaries per 1,000 residents in 2009, which is very low by national standards, with Maldon ranking in the lowest 20% of districts. By comparison the Essex figure was 4.08 and the national figure was 4.80. Between 1999/2000 and 2008/2009, the total number of crimes in Maldon increased by 71.78%. Compared with the levels of change seen nationally, this is above the national average placing Maldon in the highest 40% of districts. Between 1999/2000 and 2008/2009, the total number of crimes in Maldon increased by 71.78%. Compared with the levels of change seen nationally, this is above the national average placing Maldon in the highest 40% of districts.

4.2.7 Natural Environment

The District has 280ha of easily accessible green space: 4.49 ha of open space per 1000 people. They range in size from approximately 5,500ha (the Blackwater Estuary) to a small amenity area of just 35 square metres. Around 80% of the households in the District are within five minutes walk (or 400m) to a green space of at least 1ha in size. Natural England's Accessible Natural Greenspace Standard (ANGSt) aims that people have an accessible natural greenspace of at least 2ha in size, no more than 400 metres (5 minutes walk) from home.

4.2.8 Transport and accessibility

Maldon District is a rural area which has no major roads or dual carriageways and only one rail link – the Southminster branch line – which links part of the Dengie peninsula to London Liverpool Street every 40 minutes at peak times from the stations, Southminster, North Fambridge, Burnham on Crouch and Althorne. The District's road links to the region and central Essex are the A12, A414, B1018 and B1019 as shown in Figure 8.

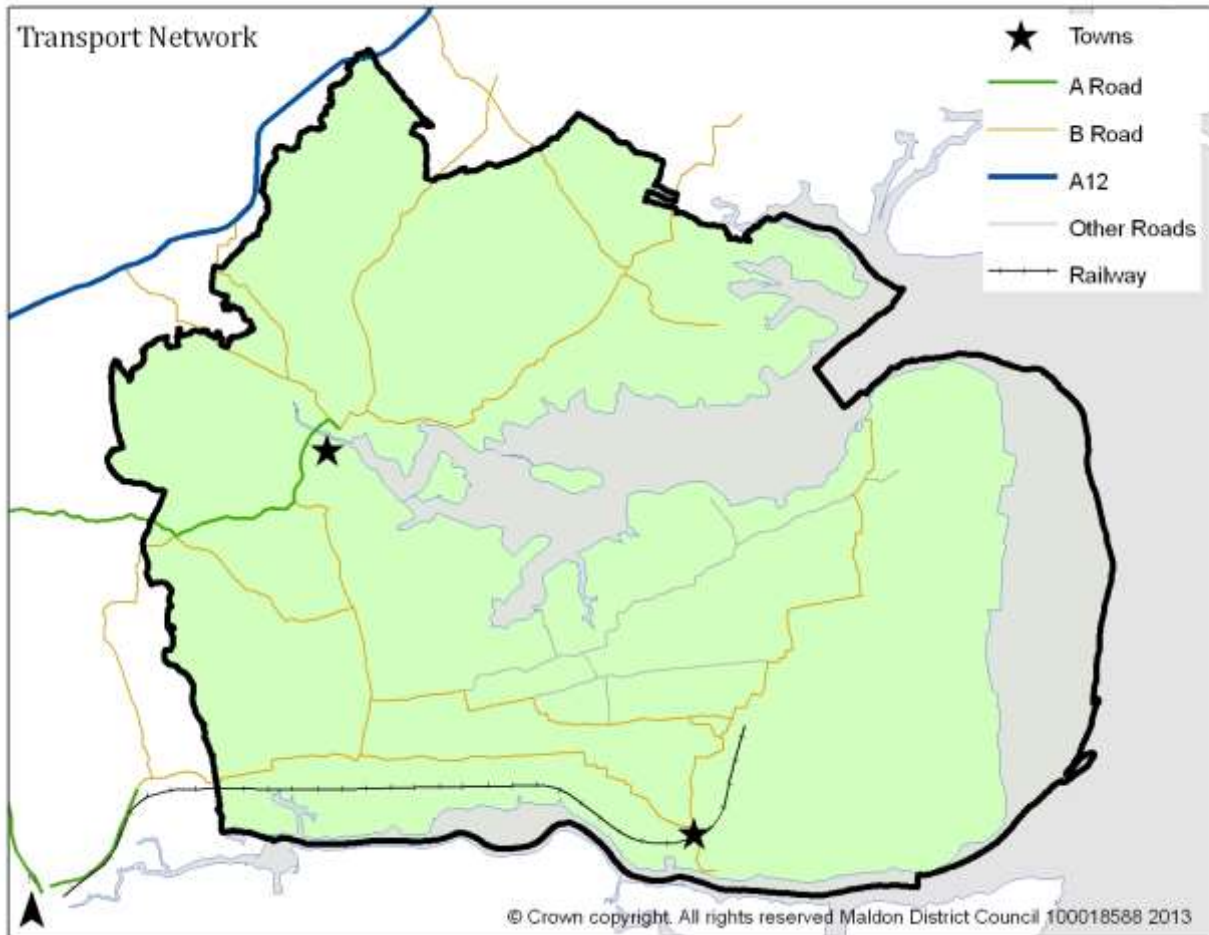


Figure 8: Maldon District Transport Network (Source: MDC Spatial planning team, 2013)

Connections to Colchester are via the B1022. The B1012 to the south of District provides connections to the A130 and south Essex. The electrified Crouch Valley Branch Line which terminates at Southminster serves Burnham-on-Crouch with through-trains to London Liverpool Street (First Great Eastern). There is direct road access to the rail station at Witham (First Great Eastern). There is also easy access to Stansted and Southend Airports (both within 30 miles) and the European ports of Tilbury, Harwich and Felixstowe.

The public transport service provided by buses is variable. In 1999 the Dengie Link bus service was launched linking the more remote area of Dengie with the rest of Maldon. However, this bus service was closed in 2007 due to the lack of funding. It was replaced with a new network of routes provided by a local company and funded by Essex County Council. The service provides buses to the main shopping areas of Burnham-on-Crouch and South Woodham Ferrers and also a commuter service to Althorne rail station. There is also a bus link between Burnham-on-Crouch and Maldon through to Chelmsford. Overall, there is relatively poor accessibility in Maldon particularly to the more remote areas such as the Dengie peninsula, resulting in rural isolation.

The proportion of residents who travelled to work within Maldon by public transport was 6% in 2011. By comparison the national figure was 14.81%.

4.2.9 Car dependency

The 2011 Census identified that within the District 27% of residents work mainly at or from home. Furthermore, only 9% of Maldon's population commute more than 20km compared with 14% in Essex and 12% in England.

In the District, a predominately rural area, there is a high dependency on the car. The national average for the proportion of people who travelled to work by car was 61.18% in 2001. By comparison the Maldon figure of 68.03% placed it in the top 40% of districts nationally. Furthermore, many people commute to work with the proportion of residents who work outside Maldon was 47.84% in 2001. This places Maldon in the top 40% of districts nationally.

4.2.10 Key social issues

The District is predominantly rural and as such a large proportion of the population are located in small villages and hamlets. This results in dispersed communities, reliant on travel by cars due to a limited public transport service.

Rural villages and their communities are becoming less self-sufficient in providing local jobs and services resulting in changes to the socio-economic profile. Small settlements are vulnerable to the changing character of rural life becoming almost dormant commuter villages which offer limited local facilities and job opportunities but increasing house prices as a result of the in migration of those better off. This also augments poor accessibility to more remote areas.

The existing size, mix and tenure of housing is not appropriate for the needs of Maldon, particularly first time buyers and those on lower than average incomes. The District has predominately rural housing stock with a high proportion of larger semi and detached houses and fewer flats and terraces than the national average contributing to the affordable housing problem.

Records also indicate that crime has increased above the national average over a ten year period.

4.3 Environmental Baseline

4.3.1 Biodiversity, flora and fauna

Designated Sites

There is 211km of shoreline in Maldon District, and also 7,815ha of coastal designated sites. The Essex Estuaries Special Area of Conservation (SAC) lies partly within the district boundary. This site was designated as a SAC due to its intertidal mud and sand flats, saltmarsh, estuaries and sub-tidal sandbanks. It is the best example of a coastal plain estuary system on the British North Sea coast and supports 8% of the UK saltmarsh resource.

There are five sites of International designation within the district, the Dengie Special Protection Area, the Essex Estuaries Special Area of Conservation; Crouch and Roach Estuaries Special Area of Protection and Ramsar; Colne Estuaries Special Protection Area and Ramsar, Crouch and Roach Estuaries Special Protection Area and Ramsar; and the Blackwater Estuaries Special Protection Area and Ramsar. These sites are of international significance for their wetlands of international importance and have

extensive intertidal habitats – saltmarsh and mudflats – grazing marshes and fresh and brackish water ditches. These habitats support large numbers of internationally and nationally important waterfowl and a range of wetland invertebrate fauna and flora. The location of these sites is shown on Figure 9.

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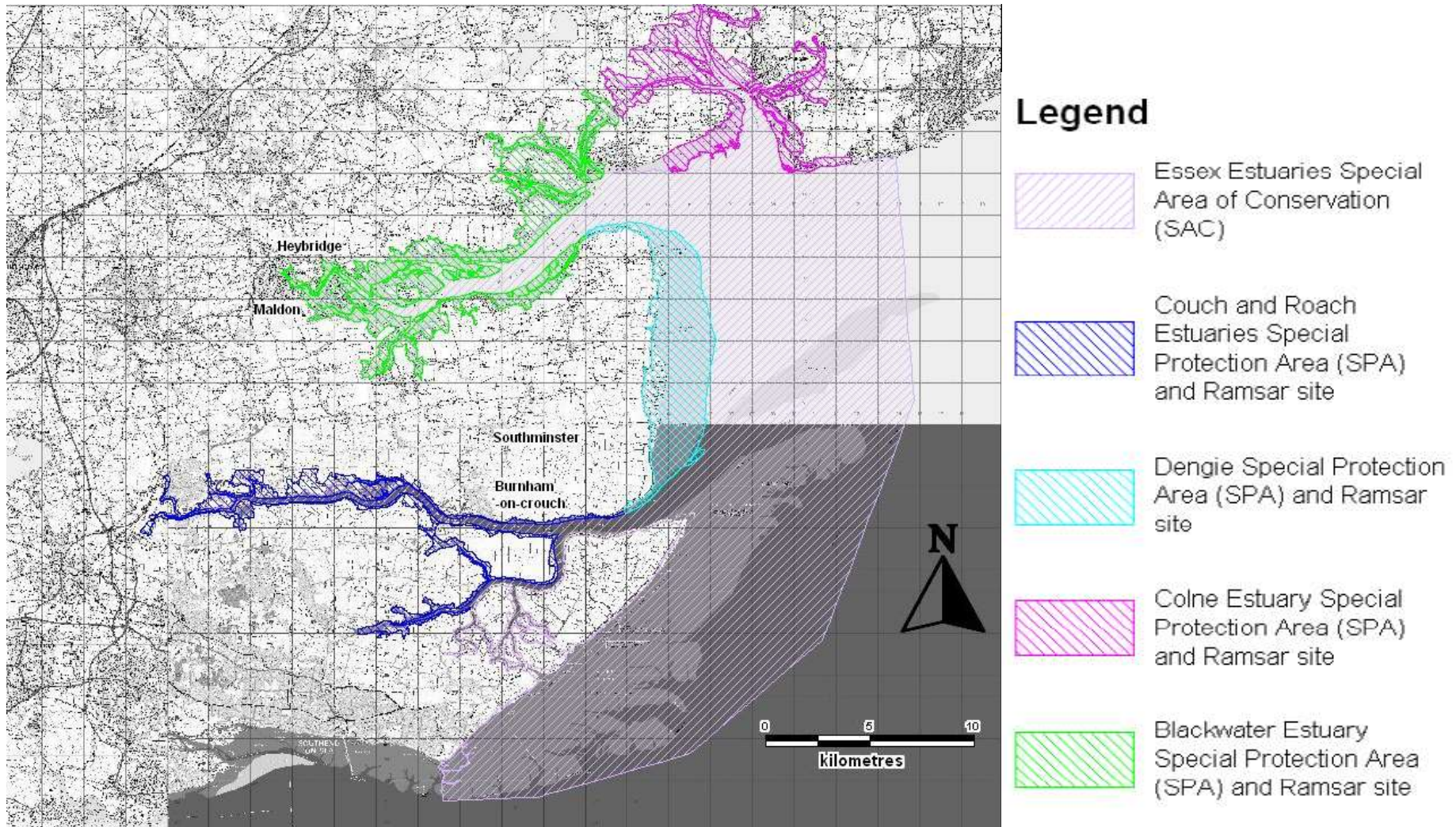


Figure 9 – Location of Internally protected Environment Sites in Maldon District

Maldon District also contains six Sites of Special Scientific Interest (SSSIs) designated for biodiversity features, many of which occupy the same area as the SPA and Ramsar sites. Of the two National Nature Reserves (NNRs) in the district, the Blackwater Estuary is comprised of Tollesbury Flats and Old Hall Marshes. Tollesbury Flats are an important waterfowl feeding area and an important habitat for invertebrate species. Old Hall Marshes are a breeding ground and over-wintering site for waterfowl and are home to important plant and invertebrate species. The second NNR is Dengie NNR which comprises the Dengie mudflats. Figure 10 provides further information on the internationally- and nationally-designated sites within the district.

Site name	Designation	Reason for designation	Condition	Reason for condition
Essex Estuaries	SAC	<ul style="list-style-type: none"> • Intertidal habitats 	NA	<ul style="list-style-type: none"> • NA
Dengie Estuary	SPA, Ramsar, SSSI, NNR	<ul style="list-style-type: none"> • Intertidal habitats • Internationally important bird species 	63% favourable 37% unfavourable, recovering	<ul style="list-style-type: none"> • Coastal squeeze – recovering due to a habitat creation programme
Crouch and Roach Estuaries	SPA, Ramsar, SSSI	<ul style="list-style-type: none"> • Intertidal habitats • Internationally important bird species 	23% favourable 75% unfavourable, recovering 1% no change	<ul style="list-style-type: none"> • Coastal squeeze – recovering due to a habitat creation programme • Inappropriate scrub control, • Undergrazing
Blackwater Estuary	SPA, Ramsar, SSSI, NNR	<ul style="list-style-type: none"> • Intertidal habitats • Internationally important bird species • Geological interest 	23% favourable 75% unfavourable, recovering 2% declining	<ul style="list-style-type: none"> • Coastal squeeze – recovering due to a habitat creation programme • Under-grazing • Inappropriate management
Colne Estuary	SPA, Ramsar, SSSI	<ul style="list-style-type: none"> • Intertidal habitats • Internationally important bird species • Geological interest 	25% favourable 75% unfavourable, recovering	<ul style="list-style-type: none"> • Coastal squeeze – recovering due to a habitat creation programme
Woodham Walter Common	SSSI	<ul style="list-style-type: none"> • Ancient woodland 	100% favourable	<ul style="list-style-type: none"> • NA
Sandbeach Meadows	SSSI	<ul style="list-style-type: none"> • Grazing marsh / meadow 	100% favourable	<ul style="list-style-type: none"> • NA

Figure 10: Designated sites in the Maldon District

At a local level, there are 89 Local Wildlife Sites within the district. Details of all of the sites are shown in Appendix 5 of the Emerging LDP, and also shown on the LDP proposals map.

4.3.2 Habitats and Species

The District has a large coastline, with many important intertidal habitats present. A number of these habitats, such as seagrass beds, coastal grazing marsh, mudflats and saline lagoons are also designated as UK and Essex Biodiversity Action Plan (BAP) habitats, for which there are specific strategies to prevent decline and encourage habitat creation. These sites, along with adjacent farmland habitats managed under agri-environment schemes, are key to the provision of a continuity of habitat in Maldon District.

Other BAP habitat present includes heathland, old orchards and reedbeds. The District also has a reasonable area of ancient woodland, concentrated in the west which the majority of it being located in Woodham Walter Common SSSI. However in comparison to Essex the amount of woodland which is publicly-accessible is low.

UK and Essex BAP species are also known to occur in the district, including native oyster, bittern (*Botaurus stellaris*), harbour porpoise (*Phocoena phocoena*), twaite shad (*Alosa fallax*), grey partridge (*Perdix perdix*), shining ramshorn snail (*Segmentina nitida*) and water vole (*Arvicola amphibious*).

4.3.3 Historic environment

The District contains rich and varied heritage and archaeological resources. There are 21 Scheduled Ancient Monuments (SAMs), 1 registered battlefield, 1 registered park and garden, 13 Conservation Areas; over 1,000 listed buildings and a further 1,800 records of archaeological sites and finds. The Blackwater Estuary and the north bank of the River Crouch are known to contain important and well preserved multi-period archaeological remains. Braxted Park is a Grade II* Registered Park and is the only registered park or garden in the District. The park was designated because of its contribution to the richness of the local scene and to the diversity and pattern of the national landscape. There is also a registered Battlefield of the Battle of Maldon near Northey Island, which is connected to the Viking invasion.

Of 1,031 listed buildings and 20 SAMs in the District, 24 are on the Essex Heritage 'At Risk' register for 2013.

Much of Maldon's archaeology is located along the coast and as such is susceptible to erosion caused by sea level rise / climate change.

A Historic Environment Characterisation Project was undertaken of the District in 2008 which identified 59 Historic Landscape Character Zones. The potential for and susceptibility and sensitivity of archaeological deposits within each zone is identified within the project. The majority of the zones are considered to contain archaeological deposits which are sensitive to change.

In many ways the most critical aspect of the historic environment is the pattern of estuary, creek salt marsh and grazing marsh; a landscape which is the result of many centuries of interaction between humanity and the sea.

The appearance and character of the landscape in the District mainly consists of farmland. The pattern of field boundaries is a vital part of the historic character of the coastal zone, both with regard to the sinuous ditches typical of the areas present and former grazing marsh and the rectilinear pattern of field boundaries of the Dengie peninsula.

4.3.4 Landscape

The District is rural in character, dominated by over 60 miles of coastline and falls within the Landscape Character Areas of the Greater Thames Estuary and the North Thames Basin, the key features of which are:

- traditional unimproved wet pasture;
- many coastal estuaries which extend the maritime influence inland;
- extensive open space and a feeling of remoteness;
- a large and rectangular field pattern with numerous small villages and hamlets;
- broad river valleys; and
- extensive broadleaved woodland

There is pressure from development around the edge of the area especially in the estuary area.

A landscape character assessment, undertaken in 2006 for Maldon District in partnership with adjoining local planning authorities, identified six Landscape Character Types and 24 Landscape Character Areas and analysed sensitivities. The Landscape Character Types are:

- A – River Valley Landscapes;
- B – Farmland Plateau Landscapes;
- C – Estuarine Marsh/Mudflats Landscapes;
- D – Drained Estuarine Marsh Landscapes;
- E – Coastal Farmland Landscapes; and
- F – Wooded Farmland Landscapes.

General sensitivities for these landscape types were identified as loss of character due to pressures on the landscape.

4.3.5 Soil

Agricultural land

The District is essentially rural with agriculture, tourism and residential as its main land use. The majority of the District is classed as Grade 3 agricultural land, which is considered to be of moderate quality, with small sections of the higher quality Grade 2 land to the west of Maldon and along the Dengie peninsula. There are also some very small areas of Grade 1 land, the highest quality agricultural land near Bradwell-on-Sea and Burnham-on-Crouch. As a result of the cultivation of arable crops, there has been considerable soil erosion and loss of quality.

Geology

The underlying geology of the area is comprised of chalk, a major aquifer, overlaid by Lower London Tertiary deposits, which in turn are overlain by the London Clay which is classified as a non-aquifer. Minor sand and gravel aquifers overlie the London Clay in parts of the District, particularly western and central parts where the sands and gravels follow the alignment of the Rivers Chelmer and Blackwater. Sands and gravels are also present on the Dengie Peninsular.

There are also 3 SSSIs within the District which are designated for their geological interest features. These are Goldsands Road Pit, Maldon Cutting and The Cliff, all of which are in favourable condition.

Land contamination

There are a number of historic landfill sites located within the District. The majority are located around Maldon and Heybridge with some smaller sites near Burnham-on-Crouch and Southminster. These landfills are used for residential, industrial and commercial purposes. The only authorised landfill present is located at Hatfield Peverel and is used for non-biodegradable waste.

Within the District, in 2006, the Council was aware of 550 sites that are potentially contaminated, mainly through previous and current industrial processes. Two of the landfill sites in the District, at Heybridge and Hatfield Peverel, fall into a “high priority” category with regards to the remediation of contamination. Furthermore the District has six waste facility sites for household, commercial and industrial waste which may pose a contamination problem in the localised area.

4.3.6 Water

Water Quality

There are three main rivers in Maldon – the Blackwater and the Chelmer converging in Heybridge and Maldon; and the River Crouch with a tidal flow past villages including North Fambridge, Althorne and Burnham-on-Crouch.

The Environment Agency (EA) monitors water quality against chemistry, biology, nitrates, and phosphates for River Quality targets in 10 locations around the District. All 10 sites in the District have relatively high nutrient levels of both phosphates and nitrates, ranging from Grades 4 to 6¹³. The biology at majority of the sites is rated as good, with Grades identified A¹⁴ and B. However, the biology grade at Goldsands Bridge Brook which is located to the east of Burnham-on-Crouch was classed as a Grade D in 2008 and 2009. Prior to this it had been a Grade B. Figure 11 provides the water quality monitoring data of these 10 sites for 2009.

Watercourse	Water quality monitoring area			
	Biology	Chemistry	Nitrates	Phosphates
Goldsands Bridges Brook	D	F	5	6
Spicketts Brook	-	B	6	6
Chelmer (Ter...Langford)	A	B	5	5
Chelmer (Cuton Lock...Sandon Brook)	B	B	4	5
Blackwater (Wickham Bishops...Langford)	A	B	6	5
Blackwater (R	A	B	6	5

¹³ 1 - very low, 2- low, 3 – moderate, 4 – high, 5 - very high, 6 - excessively high

¹⁴ Biology Grades: A - very good (biology similar to that expected for an unpolluted river), B – good, C - fairly good (biology worse than expected for unpolluted river), D – fair, E – poor (biology restricted to pollution tolerant species) and F - bad (biology limited to a small number of species very tolerant of pollution).

Brain...Wickham Bishops)				
Blackwater (Domsey Brook...River Brain)	B	C	6	5
Ter	A	B	6	5
Brain	-	B	6	5
Sandon Brook	-	C	4	5

Figure 11: 2009 water quality monitoring data

The Water Framework Directive¹⁵ (WFD) is designed to improve and integrate the way water bodies are managed throughout Europe. It came into force on 22nd December 2000 and was transposed into law in England and Wales by the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003. Member states must aim to reach good chemical and ecological status/potential in inland and coastal waters. The regulations mean that the requirements of the WFD need to be considered at all stages of the planning and development process.

Within the District there are 29 water bodies, two of which are estuarine, one coastal, one groundwater. The remainder are rivers.

4.3.7 Flooding

The main fluvial flooding sources in Maldon District are the rivers Blackwater and Chelmer. The River Crouch also poses a flood risk to the southern part of the District. Maldon's coastline, which includes the Blackwater estuarine system as well as the North Sea, presents a source of tidal flood risk. A Strategic Flood Risk Assessment (SFRA) report (Scott Wilson, 2008) identified that the main areas considered to be at risk are Burnham-on-Crouch, North Fambridge, Heybridge Basin and the Causeway. In addition, two breach locations are identified in Maylandsea Marina and Burnham-on-Crouch.

Maldon town centre and the Heybridge Basin are at risk of flooding from tidal fluctuations in the River Blackwater. However, due to the rural nature of the District, the amount of structural damage caused by flooding along the eastern banks of the River Blackwater and the River Chelmer upstream of Beeleigh Falls is low.

There are a number of smaller fluvial watercourses within the District. Although these have the potential to cause flooding, their limited size means that they are likely to yield smaller volumes of floodwater. Therefore, flooding from these smaller watercourses is localised.

The Mid-Essex SFRA identified Burnham-on-Crouch, North Fambridge and Maldon (particularly Heybridge Basin and the Causeway) as being at greatest risk of flooding. The Heybridge Causeway area in particular is situated within the EA Flood Risk Zone 3 (0.5% annual chance of tidal flooding, or 1% annual chance of fluvial flooding, in the absence of all defences). Areas of rivers and flooding are shown in Figure 12.

¹⁵ Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy

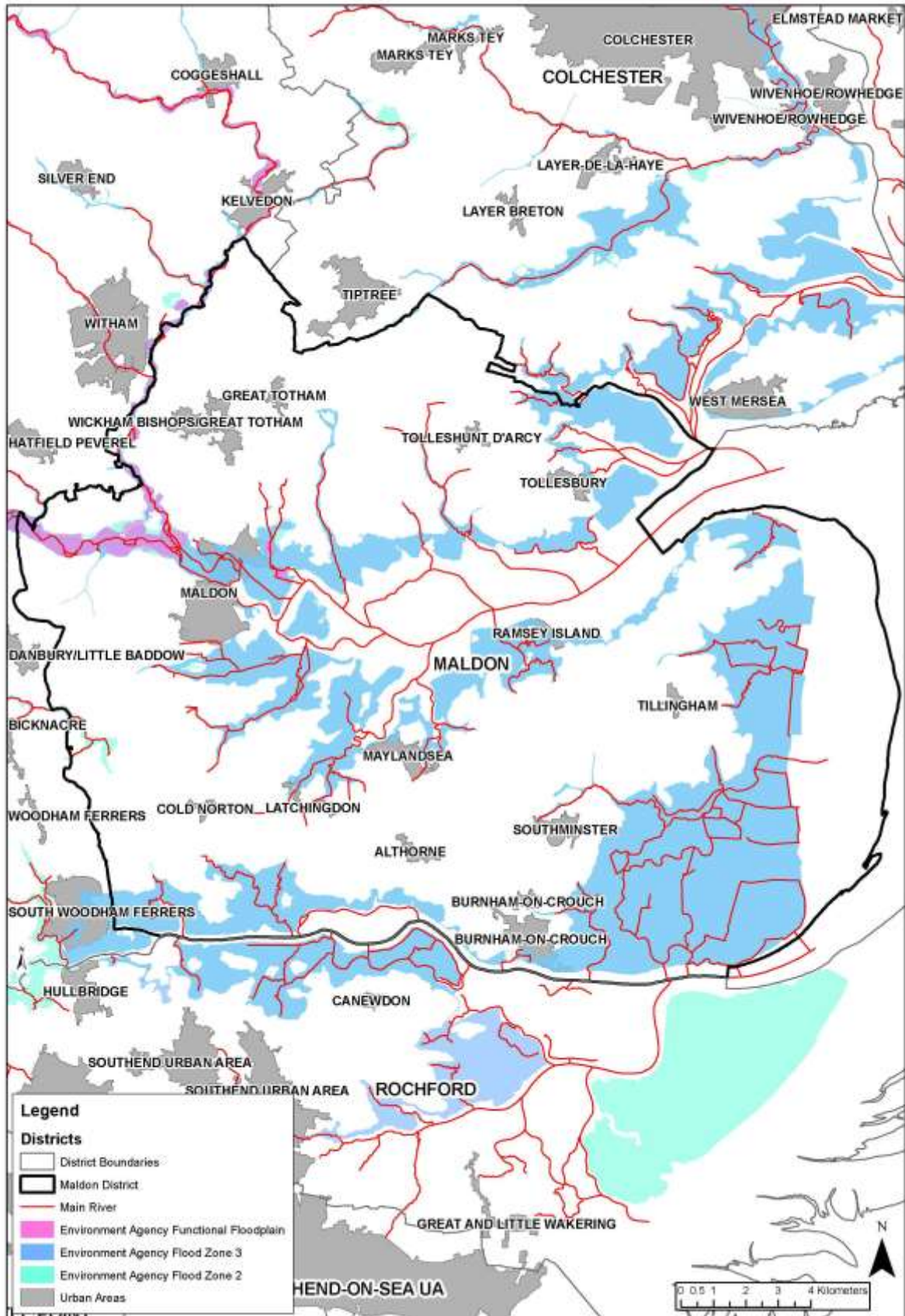


Figure 12: Environment Agency Flood Map (Source: Environment Agency, 2011)

4.3.8 Water Supply/Consumption

The District is located within one of the driest areas of the country. All of the assessed ground water management units within Maldon District were identified by the Combined Essex Catchment Abstraction Management Strategy as having 'no water available', and the rivers within Maldon District suffer from over abstraction. Water supplies for the Maldon District are derived from the Chelmer and Blackwater Rivers at Langford and from the Stour River at Stratford St Mary and Brantham. The main water supplier is Essex and Suffolk Water with 43 smaller private water supplies. Essex and Suffolk Water is classified under the Environment Agency's methodology as a "Seriously Water Stressed Area".

The Water Resource Management Plan (WRMP) (Essex and Suffolk Water, 2014) asserts that the implementation of the solutions proposed in the WRMP "will substantially reduce the risk of needing to implement restrictions or of experiencing supply failures under a sustained period of dry weather," with a surplus of water supply being predicted for the year 2014/15 and beyond. One of these solutions was to improve the capacity of Abberton reservoir and works are currently being undertaken to increase the storage volume by 58%, which will mean that the Essex WRX will be in surplus until 2040.

During dry conditions, no additional water is available within Essex to supply the county. Essex has relied on transfers of water from the Ely Ouse in Norfolk to fill its reservoirs since the 1970s, particularly during dry periods. The Environment Agency currently transfers water from Denver in Norfolk to Essex when it is needed to fill Abberton and Hanningfield reservoirs via the Ely Ouse to Essex Transfer Scheme (EOETS). Under the scheme, surplus water which would otherwise flow to the Wash is transferred to Essex.

There is one source protection zone at Langford Trench (grid reference 834087) which is located to the north west of Maldon.

4.3.9 Air Quality

Essex contains nine of the 43 Air Quality Management Areas (AQMA) designated in the East of England, but there are no AQMAs in Maldon. Air quality is monitored at nine locations within the District. The main air quality issues in the District are emissions of NO₂ and PM10 from vehicles on the A414. Implementation of Air Quality Review and Assessment (AQRA) requirements by the Council's Environmental Health Department has resulted in the identification of eleven potential 'at risk' sites, each with daily flows of 10,000 vehicles and congestion at peak hours.

The MDC Local Air Quality Management (LAQM) progress report (2015) reports that one monitoring location of annual mean NO₂ recorded an exceedance of the AQO. As this is a marginal exceedance from last year's figures, a detailed assessment is not required to be carried out, however monitoring will continue.

The overall trend has shown to be general stable since 2011.

The Street, Latchingdon was identified as a possible narrow congested street with residential properties close to the road. However it was also noted that traffic is unlikely to be congested for long periods of time, and that the annual mean NO₂ concentrations are well below the AQO of 40µgm⁻³ meaning that it was not considered necessary to proceed to a detailed assessment.

4.3.10 Climatic Factors

The Department of Energy and Climate Change (DECC) produced data on local authority CO₂ (equivalent) emissions for 2005 to 2012, which are presented in Figure 13. The figures indicate that the amount of CO₂ produced in relation to industry and commercial activities in 2009 was 123kt, which has decreased from 169 kt in 2005. Maldon has the 3rd lowest CO₂ emissions for industry and commercial activities in Essex, behind Castle Point and Rochford. The amount of CO₂ produced for domestic use has stayed broadly the same and Maldon has the second lowest CO₂ emissions for domestic use in the county. Trends in consumption are likely to be upwards, due to economic growth and mobility.

Area	Year	Industry and Commercial*	Domestic	Road Transport	Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
Maldon	2005	168.0	162.7	85.2	422.2	60.7	7.0
	2006	159.7	165.4	85.9	417.0	61.0	6.8
	2007	133.7	160.6	89.4	389.3	61.4	6.3
	2008	131.3	160.1	86.6	383.1	61.7	6.2
	2009	121.1	147.0	83.8	357.0	61.8	5.8
	2010	132.5	158.6	82.1	378.0	61.8	6.1
	2011	117.5	137.9	79.7	340.3	61.7	5.5
	2012	116.1	152.2	78.5	352.6	61.9	5.7

Figure 13: 2005 to 2012 CO₂ emissions for Maldon, * All units are in kt CO₂

Between 2005- 2012, average per capita emissions have seen a decrease from 7 to 5.7. The industries of Industry/Commercial, domestic and Road transport have also seen a decrease from 2005 figures as shown in Table 4.3 above. However for domestic emissions, the average has increased over the past year from 137.9 to 152.2.

Climate change predictions for Essex (most recently the UK Climate Projections (UKCP09)) suggest an increasing trend in summer and winter temperatures, and increasing seasonality in rainfall (leading to drier summers and wetter winters). Sea levels in Essex are also increasing over time. Increases of the order of 0.75m over the coming century are expected, and significantly higher figures have been projected in an extreme scenario. Well-conceived flood and coastal erosion responses are a major means of ensuring the future resilience of society and natural assets to the climate change-induced rises in sea level. Other socio-economic responses to other climate change impacts will also be required.

4.3.11 Waste

Maldon District currently produces 21,690 tonnes of domestic household waste per annum (2011/12). In 2011/12 13,648 tonnes of household waste was sent to landfill which represents 63% of the total household waste produced. The household waste to landfill per household is 521kg for this period, which is the 4th highest in Essex. Domestic waste and waste requiring final disposal is currently deposited into landfill at Stanway, Colchester.

In 2010/11 the recycling rate in Maldon District was 37.05% showing an increase from the 2005/06 rate of 29.23%. However, this rate is the second lowest of the Councils in Essex.

4.3.12 Key environmental issues

There are a large number of international, national and locally designated nature conservation sites present within the District. Designated features range from overwintering bird species to rare invertebrates and important habitat complexes. These national and international designations are primarily located in the intertidal zone. As sea levels rise, coastal defences can prevent inter-tidal habitats from migrating landwards, resulting in their loss.

Climate change may lead to the deterioration of terrestrial and estuarine habitats. Species restricted by climate may not be able to colonise new areas.

The District also has an important historic environment with a wide range of historic buildings and Conservation Areas. There are connections to the Viking invasion and the estuaries have high potential for undiscovered archaeological finds. Much of Maldon's archaeology particularly that located along the coast is susceptible to erosion due to sea level rise / climate change. This places archaeological remains at significant risk.

The District is one of the driest in Essex and the East of England is currently experiencing drought conditions. Further growth in housing could lead to further increases in demand for water. However, measures are currently being undertaken to increase capacity at Abberton Reservoir.

Due to its coastal location parts of the District are at risk from both river and coastal flooding. 30-35% of the District is low-lying and at high risk of flooding. This places development constraints on some sections of the District.

4.4 Economic Baseline

4.4.1 Economy and employment

Employment in the District is concentrated in the urban areas of Maldon and Heybridge, Southminster and Burnham-on-Crouch. Retail provision is principally located in Maldon, Heybridge and Burnham-on-Crouch.

The 2011 Census showed that 74.4% of Maldon District's residents are economically active which is lower than the regional figure of 79.9%. The proportion of employees is lower than the regional average. However, the District's percentage of self-employed (10.3%) is about the same as the regional (10.5%) and national (9.6%) average.

As shown in Figure 14 below, the dominant industrial sector present in the district is Construction (16%), followed by Professional, Scientific and Technical (14%) and production (9%).

	Maldon		East of England		Great Britain	
	numbers	%	numbers	%	numbers	%
Total	3,185	100%	249,990	100%	2,464,265	100%
Agriculture	210	7%	11,845	5%	125,880	5%
Production	280	9%	15,470	6%	142,970	6%
Construction	510	16%	32,695	13%	260,825	11%
Motor Trades	110	3%	8,375	3%	73,595	3%
Wholesale	155	5%	12,795	5%	120,495	5%
Retail	260	8%	25,795	10%	274,685	11%
Transport and Storage (inc. postal)	130	4%	9,210	4%	79,460	3%
Accommodation and food services	175	5%	14,005	6%	158,570	6%
Information and communication	135	4%	16,290	7%	154,560	6%
Finance and Insurance	65	2%	5,555	2%	63,980	3%
Property	105	3%	8,380	3%	85,910	3%
Professional, scientific and technical	430	14%	34,215	14%	343,745	14%
Business administration and support services	240	8%	18,505	7%	174,130	7%
Public administration and defence	15	0%	2,105	1%	25,100	1%
Education	55	2%	6,345	3%	64,505	3%
Health	125	4%	12,535	5%	141,080	6%
Arts, entertainment, recreation and other services	185	6%	16,620	7%	174,775	7%

Figure 14: Employment Size Band (Source: ONS UK Business: Activity, Size and Location – 2012)

As shown in Figure 15 below, the ONS Census 2011 indicates that 15% of persons within Maldon are employed in professional occupations, which is lower than the East of England Average (16.7%) and England (17.5%). However the district average for

Managers, Directors and Senior Officials (13.5%) is higher than the East of England and England Averages, as well as skilled trades occupations (14.8%) being higher than the East of England and England averages.

All Usual Residents Aged 16 to 74 in Employment	Maldon (%)	East of England (%)	England (%)
1. Managers, Directors and Senior Officials	13.5	11.4	10.9
2. Professional Occupations	15	16.7	17.5
3. Associated Professional and Technical Occupations	13	12.9	12.8
4. Administrative and Secretarial Occupations	12.5	12	11.5
5. Skilled Trades Occupations	14.8	12	11.4
6. Caring, Leisure and Other Service Occupations	8.6	9.3	9.3
7. Sales and Customer Service Occupations	6.5	7.9	8.4
8. Process, Plant and Machine Operatives	7.4	7.3	7.2
9. Elementary Occupations	8.9	10.6	11.1

Figure 15: All Usual Residents Aged 16 to 74 in Employment (ONS Census 2011)

Figure 16 below shows the total amount of people claiming Job Seekers Allowance (JSA) during November 2012. Unemployment is significantly higher for the age 18-24 category, however this is also comparable to the East of England and Great Britain who are also experiencing similar trends.

By age of claimant	Maldon	Maldon (%)	East (%)	Great Britain (%)
Aged 18-24	250	6.0%	6.1%	7.0%
Aged 25-49	440	2.4%	3.1%	3.9%
Aged 50 and over	165	1.2%	1.8%	2.1%

Figure 16: Number of persons claiming JSA (www.nomisweb.co.uk, 2012)

The Employment Land Study 2015 notes that much of the existing stock of employment units are no longer fit for purpose to cater for today's business needs. This is particularly the case for B2 units. The district, however are in need for B1 office uses, particularly high technology uses which are seeing an increase within the district.

4.4.2 Education and skills

Figure 17 below shows that Maldon's population has a lower level of qualifications than the national and regional average. The percentage of working age population without a qualification is 11.5% in Maldon District, compared with a figure of 9.6% regionally. Only 67.5% of the population managed to achieve NVQ2, which is equivalent to five GCSEs at grades A*-C or BTEC first diploma, compared with a national average of 69.7%. This echoes the findings of the IMD 2007.

% of people aged 16-74 with:	Maldon	East of England	Great Britain
NVQ4	27.5%	27.5%	31.9%
NVQ3	52.9%	49.9%	52.7%
NVQ2	67.5%	68.5%	69.7%
NVQ1	83.2%	83.8%	82.7%
No qualifications	11.5%	9.6%	10.6%

Other qualifications	#	6.6%	6.7%
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Figure 17: Level of qualifications - percentage of resident population (Jan 2011-Dec 2011)¹⁶
 (www.nomisweb.co.uk, 2012)

The Indices of Multiple Deprivation in 2010 for Maldon for education, skills and training is 47.79. This places it 3,759 out of over 32,000 local other Boroughs and Districts. As shown in Figure 18 below, deprivation for education, skills and training is highest around Maldon and to the south-east of the district towards the Dengie Peninsula.

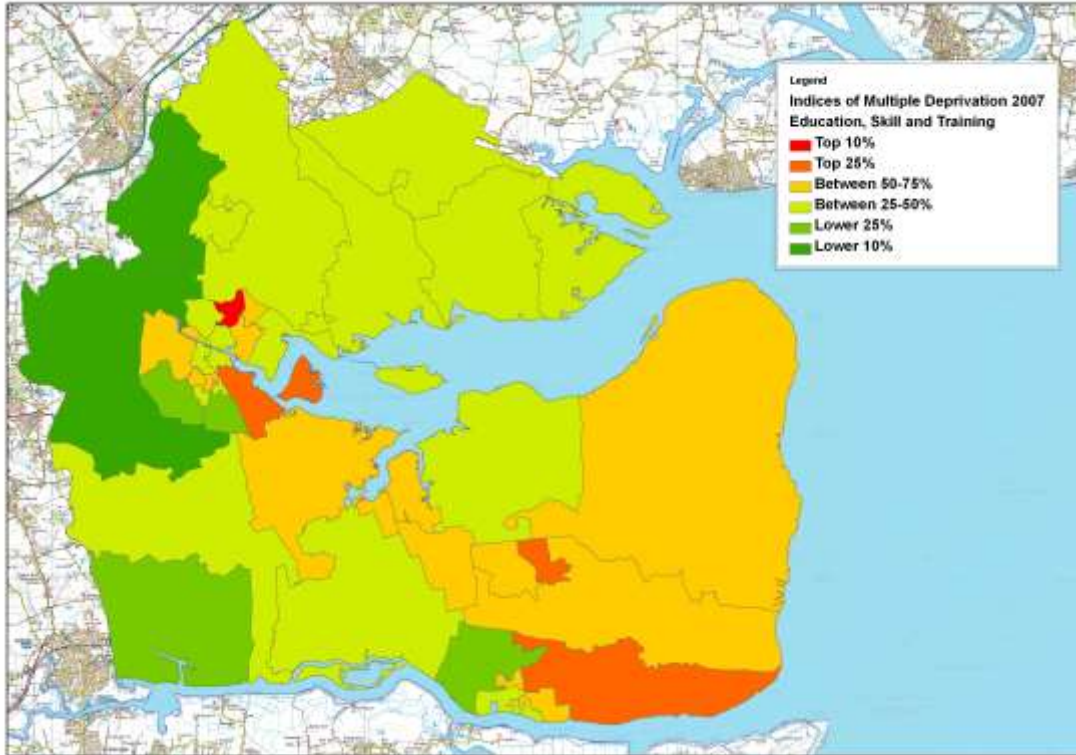


Figure 18: Indices of Multiple Deprivation 2007, Education, Skill and Training (The Index of Multiple Deprivation 2007)

4.4.3 Key economic issues

The main economy in the District is largely centred on the key towns, with a large portion of the population commuting outside the District. Out migration of population, workers and students occurs because there are not enough jobs in the District and there are higher wages available outside the District.

The District relies on tourism and its reputation for sailing; this generates jobs in the district. However, these are relatively low paid and seasonal in nature.

Question 2: Do you agree that the baseline data collected is appropriate to the DPD?

Question 3: Do you have, or know of, any additional relevant baseline data which should be added to that already listed?

¹⁶ # Sample size too small for reliable estimates

Question 4: As far as you are aware, are there any inaccuracies or anomalies in the data presented?

4.5 Key Sustainability Issues

Identification of key sustainability issues relevant to the DPD has been carried out. This work has been based on the review of relevant plans and programmes carried out above, along with an analysis of the baseline data.

Figure 19 presents the results of the preliminary identification of key sustainability issues, as set out in the Maldon District Core Strategy SA Scoping Report. The list is not intended to be an exhaustive inventory of every potential sustainability issue but is an outline of the priority areas where the DPD can have significant influence.

DRAFT

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
Social		
<p>Housing – Affordability, mix, size and tenure</p> <ul style="list-style-type: none"> The number of affordable completions in the District is low. Access to Housing is identified in the IMD 2007 as a major local barrier due to increasing house price and lack of affordable housing in the District. The existing size, mix and tenure of housing is not appropriate for the needs of Maldon particularly first time buyers and those on lower than average income. The District has predominately rural housing stock with a high proportion of semi and detached houses and fewer flats and terraces than the national average contributing to the affordable housing problem. The District has a backlog of traveller provision with a need to allocate further sites to accommodate needs within the district 	<ul style="list-style-type: none"> The DPD will need to tackle the need for affordable housing for local people and key sectors of the rural community. The DPD will need to provide for appropriate housing type – i.e. size, mix and tenure. The DPD will look at ways of delivering more traveller pitches to meet the needs of travellers over the plan period. 	Population, material assets
<p>High levels of car usage</p> <ul style="list-style-type: none"> Private car use is high in the area due to the rural nature of the district and contributes at certain locations to localised congestion and poor air quality. The reductions in industrial CO₂ emissions have the potential to be offset by an increase in transport related emissions. 	<ul style="list-style-type: none"> The DPD could support new development meeting rural needs in sustainable locations, such as the proximity to public transport infrastructure which could reduce the reliance on cars and reduce the need to travel. Redevelopment proposals should encourage walking, cycling and more sustainable modes of transport, and discourage car use where possible. 	Population, human health, climatic factors, air quality
<p>Poor transport connections and accessibility</p> <ul style="list-style-type: none"> A predominantly rural district with no major roads or dual carriageways and only one rail link. Capacity and quality of existing road network is limited. Rural bus services are essential to maintain access to remote areas. The flexibility and duration of services results in difficulties in accessibility within the district particularly at night and particularly to and from the more remote areas accentuating rural isolation. 	<ul style="list-style-type: none"> The DPD is unlikely to have a direct effect on major infrastructure projects as these will be included in the Essex Local Transport Plan and the Regional Transport Strategy. The DPD will need to take into consideration major infrastructure projects as specified in the Local Plan and Infrastructure Delivery Plan. 	Human, health, all environmental topics

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
<p>Rural Isolation</p> <ul style="list-style-type: none"> Rural villages and their communities are becoming less self-sufficient in providing local jobs and services resulting in changes to the socio-economic profile. Small towns and villages are vulnerable to the changing character of rural life becoming almost dormant commuter villages which offer limited local facilities and job opportunities but increasing house prices as a result of the in migration of those better off. This also augments poor accessibility to more remote areas. 	<ul style="list-style-type: none"> The DPD could promote a sustainable rural economy by the allocation of employment sites, contributing to creating vibrant and viable rural communities. 	Population
<p>Demographics</p> <ul style="list-style-type: none"> Ageing population has increased the proportion of the population who are economically inactive as a result of retirees and the younger population leaving Maldon. There are likely to be problems accommodating a projected growth in population which is likely to have associated environmental problems such as deterioration in air quality, increased congestion, pressure on Greenfield land and increase in flood risk. Small percentage of students due to lack of post 16 education facilities. 	<ul style="list-style-type: none"> The DPD needs to reverse the out-migration of younger population in search of new jobs and homes by providing opportunities within the rural areas to strengthen self-sustainability and improving access to areas such as Maldon and larger settlements outside the district. 	Population

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
Environmental		
<p>Pressure on ecological assets</p> <ul style="list-style-type: none"> • There are a number of local, national and international nature conservation designations in the District including the SAC, SPAs, SSSIs, Ramsar, NNRs, LWSs and CWSs. • These national and international designations are primarily located in the intertidal zone. As sea levels rise, coastal defences prevent intertidal habitats from migrating landwards, thereby resulting in their loss. • Development could threaten the protection and utilisation of potential habitats, and the continuity of existing habitats. • Eutrophication of the Blackwater Estuary is identified as a problem. • Four of the nine SSSIs in Maldon are in an unfavourable recovering condition, principally as a result of coastal squeeze. • Part of an ancient woodland SSSI is located within Maldon District. The District has a low proportion of ancient woodland compared with other districts in Essex. • There are several UK and Essex BAP species and habitats present within the District which should be protected and enhanced. • The protection and enhancement of non-designated biodiversity is also an important issue. • Climate change may lead to the deterioration of terrestrial and estuarine habitats. Species restricted by climate may not be able to colonise new areas. 	<ul style="list-style-type: none"> • There are measures in the emerging Local Plan for opportunities to outline measures to support local biodiversity within designated sites. Additionally the DPD will support this process by ensuring that potential allocations promote habitat creation and the linking of environmentally valuable habitats. The natural environment is a key asset which can enhance the rural economy and tourism, and as such should be preserved through the DPD. • Protection of ecological assets should be a key priority in spatial planning policy. Mitigation measures may be required if development is proposed in the vicinity of the designated site. • The screening stage of a Habitats Regulations Assessment will be required. This will form a separate process but its findings will be incorporated in the full Sustainability Appraisal Report. 	<p>Biodiversity, flora and fauna, climatic factors</p>

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
<p>Local Landscape Importance</p> <ul style="list-style-type: none"> The scenic beauty of local landscape is important in Maldon District. There are a number of local landscape character areas which need protecting. General sensitivities have been identified through the Landscape Character Assessment due to pressures on the landscape including: <ul style="list-style-type: none"> Decrease in woodland and tree cover. Continuing decline/loss of hedgerows, field margins and farm ponds as a result of maximising field size, lack of appropriate management and spray drift. Soil erosion as a result of autumn cultivation of arable crops. Increased pressure for new uses of 'marginal' land, including small holdings, leisure uses and pony paddocks. Potential change of grazing marsh to salt marsh through managed realignment. Loss of salt marsh through coastal squeeze. Increase in large arable farm units which may lead to further homogenisation of the landscape. Farm diversification such as the adoption or reuse of farm buildings for commercial, industrial and storage uses. 	<ul style="list-style-type: none"> The DPD needs to ensure the protection and enhancement of the local landscape using Landscape Character Assessment as a tool for appraising such areas for their appropriateness for travellers, housing and employment development. 	<p>Landscape, material assets</p>
<p>High Risk of Flooding</p> <ul style="list-style-type: none"> Due to its coastal location parts of the District are at risk from both river and coastal flooding. 30-35% of the District is low-lying and at high risk of flooding. This places development constraints on some sections of the District. The Essex and South Suffolk SMP2 has determined the best ways to look after this part of the coast in a sustainable way for the next 100 years. 	<ul style="list-style-type: none"> Development in high flood risk areas of the District should be avoided where there are areas which are not subject to flooding, or include measures to manage flood risk as part of the development. Prevention measures should take into account cumulative effect of flood protection on downstream flooding. Development should also consider the likely increasing risk of flooding resulting from climate change. The DPD can continue to support the aims of the LDP policies which aims to reduce the impacts of flooding through effective land use planning and the promotion of Sustainable Drainage Systems (SuDS). 	<p>Water, human health, climatic factors, landscape</p>

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
<p>High Resource Consumption</p> <ul style="list-style-type: none"> Maldon District has a low recycling rate with the majority of domestic waste deposited in landfill. Low use of renewables in Maldon. The District is located within the driest region of the county. Further growth in housing could lead to further increases in demand for water Essex & Suffolk Water is classified under the Environment Agency's methodology as "Seriously Water Stressed Area". Measures are being put in place to increase capacity of water storage at Abberton Reservoir. Water supplies for the Maldon District are derived both from the Chelmer and Blackwater Rivers at Langford and from the Stour River at Stratford St Mary and Brantham. 	<ul style="list-style-type: none"> The DPD is unlikely to have a direct effect on waste management in Maldon as waste is dealt with at a County level through the Essex Waste Local Plan. However, the allocations made through the DPD can support and encourage the recycling of waste and the provision of facilities for recycling in new development through planning obligations or site waste management plans. Water saving devices and SuDS should be included in all new developments and water metering promoted. 	<p>Water, soil, material assets, climatic factors.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> There are 20 SAMs in the District and over 1,000 listed buildings, of which 24 are on the 'at risk' register. There are 13 Conservation Areas within the District. Much of Maldon's archaeology particularly that located along the coast is susceptible to erosion due to sea level rise / climate change. This places archaeological remains at significant risk. The majority of the Historic Landscape Character Zones in the District (Historic Environment Characterisation Project 2008) are considered to contain archaeological deposits which are sensitive to change. There are a number of important rural heritage landscapes in Maldon. 	<ul style="list-style-type: none"> Preservation of historic landscape character is an important issue; and integrated management of the historic and natural environments is crucial. Opportunities for the historic environment to promote regeneration in urban and rural locations. Need to ensure that archaeological remains are protected through the DPD policies and allocations. 	<p>Historic environment, material assets</p>
<p>Previously Developed Land</p> <ul style="list-style-type: none"> Due to the rural nature of the District the legacy of Previously Developed Land is low. Whilst the issue of contamination should be low, a limited amount of Previously Developed Land could inhibit potential growth in the District or require the use of greenfield land. 	<ul style="list-style-type: none"> The development put forward in association with the DPD should not be overly restricted by potential contaminated locations; however the use of Greenfield land for development as a result of the rural nature of the District will need to be addressed. 	<p>Soils</p>

Key Issues / Problems	Opportunities/Implications for the DPD	Relevant SEA topic/s
Economic		
<p>Out-Migration</p> <ul style="list-style-type: none"> Out migration of population, workers and students occurs because there are not enough jobs in the District and there are higher wages available outside the District. This leads to high demand for housing at a high price for those able to commute out of the District, leaving high house prices in the district for those who have to work in lower paid jobs within the district. 	<ul style="list-style-type: none"> Potential to create rural employment areas to minimise out migration of skills dependant on type of location available. 	Population
<p>Limited diversity of employment opportunities</p> <ul style="list-style-type: none"> Continued decline of the agricultural sector. Tourism sector is underachieving and a reported lack of hotel facilities particularly around the town of Maldon. The closure of the Bradwell Power Station has removed a major employer from the District. The District relies on tourism and its reputation for sailing; this generates jobs in the district. However, these are relatively low paid and seasonal in nature. 	<ul style="list-style-type: none"> The DPD should ensure there is suitable rural employment, skills and training opportunities given the decline in job opportunities following the closure of Bradwell Power Station for decommissioning (Bradwell has been identified as a potential site for nuclear new build, which could present opportunities for employment). The DPD could seek to improve tourism facilities in the rural areas and the larger settlements and help this important sector. 	Population
<p>Vulnerability of the rural/agricultural economy</p> <ul style="list-style-type: none"> Continued decline of the agricultural sector in Maldon. Pressures from Common Agricultural Policy, change in nature of farming practices Demand for farm diversification, barn conversions to supplement farmers' incomes. 	<ul style="list-style-type: none"> The DPD should promote a healthy rural economy creating vibrant self sustaining settlements and village centres and respond to declining employment opportunities in the countryside, especially in agriculture through diversification whilst at the same time balancing the need to protect the countryside for its landscape, wildlife, agricultural, forestry and recreational value. Agri-environmental schemes may create jobs using traditional skills e.g. shepherding, and hedge laying. Diversification of the rural economy to support the local economy. 	Population

Figure 19: Key Sustainability Issues

Question 5: Do you agree that the issues presented in Table 4.6 are the key sustainability issues for Maldon?
Question 6: Are you aware of any issues which, in your opinion, should be added or any that should be removed?

4.6 Predicted Future Trends

The SEA Directive requires the consideration of the likely evolution of the state of the environment without the implementation of the DPD. During the lifetime of the DDP it is predicted that there will be a number of external influences within, or which could affect Maldon, as well as the wider county. The following influences and associated future trends which could occur within Maldon District during the plan period have been identified.

4.6.1 Population Projections

With or without the plan, there is likely to be a population increase. Population projections predict an increase by over half a million over the period 1996-2021 in Essex as a whole. As well as accommodation pressure, such levels of regional growth would have knock on negative effects in terms of air quality, noise and traffic congestion, potentially damaging quality of life and the environment in the medium and long term. In line with projected population growth, population density is also predicted to increase, putting pressure on existing services and facilities in already built up areas as well as the more rural areas.

4.6.2 Affordability of Housing

The average house prices in the District will continue to rise. Currently the house prices in Maldon have increased rapidly at slightly greater rate than the national average. The increasing housing prices will exacerbate the affordable housing problem, particularly for first home buyers.

4.6.3 Environmental Assets

With or without the plan, there is likely to be a number of pressures on the environment. One key concern for Maldon is the impact of climate change, in particular sea level rise and the choices that will have to be made in meeting this challenge. The best available information in this regard is currently UKCP09. Maldon District is extremely susceptible to any changes in relative sea level and will suffer from the projected increase in flood risk, whether or not the DPD is adopted. The standard of protection afforded by existing defences will decline as sea level rises due to climate change.

Additionally, climate change is likely to have impacts on many of the environmental topics identified in the baseline data section. It is likely to influence landscape character and biodiversity, potentially altering the flora and fauna species known to be present in the District. Coastlines face dynamic change through rises in sea level and loss of existing salt marsh and mudflats to new intertidal habitats and pressure on water resources is likely to increase.

4.6.4 Agricultural Assets

Coastal management techniques, such as managed realignment, are likely to affect coastal farmlands which could have an impact on the agricultural economy in Maldon. Additionally, projected temperature rises are likely to alter the types of species which can be farmed in the District, requiring diversification and evolution of farming practices.

5

THE SUSTAINABILITY OBJECTIVES

The above key issues and problems identified have led to the formulation of the following sustainability objectives, which are shown in the first column of the table below. Figure 20 below also shows their relevance to the economic, environmental and social themes of sustainable development.

Sustainability Objective	Economic	Environmental	Social
1) Accessibility: To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities	✓	✓	✓
2) Housing: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	✓		✓
3) Health and Social Inclusion: Improve overall levels of physical, mental and social well-being, improve community safety and reduce the disparities between different groups and different areas			✓
4) Education and Skills: To improve overall levels of education and skills.	✓		✓
5) Liveability: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.	✓	✓	✓
6) Biodiversity: To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats, the water environment, landscape character, and green infrastructure to achieve a net gain and to avoid habitat fragmentation.		✓	
7) Cultural Heritage: Protect and enhance sites, features and areas of historical, archaeological, architectural, cultural and artistic interest and their settings		✓	✓
8) Pollution (air, ground), energy use and climate change: To reduce and control pollution and reduce the emissions of greenhouse gases and the impact of climate change (adaptation)	✓	✓	✓
9) Natural Hazards: Reduce the impact of flooding and avoid additional risks from natural hazards		✓	✓
10) Soil and Land: Encourage the use of brownfield land and ensure the efficient use of land and maintain the resource of productive soil and Ensure the efficient use of minerals and primary resources	✓	✓	
11. Energy use: To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop Maldon's renewable energy resource,		✓	

reducing dependency on non-renewable resources.			
12. Waste: To reduce waste arising and increase reuse, recycling and composting and to insure sufficient waste water capacity		✓	
13. Employment: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs	✓		✓

Figure 20: Sustainability Objectives

A total of 13 sustainability objectives have been derived from the appraisal of the PDP. These are based upon the evidence base documents, an assessment from the current issues and problems identified, as well as policy and guidance.

Figure 21 below shows the compatibility of sustainability objectives against one another. This is a useful exercise to highlight any potential conflicts or tensions which may arise. The objectives are situated along the X and Y axis and their compatibility is defined by the following key:

✓	The objectives are compatible
?	There is uncertainty whether the objectives are compatible
-	The objectives are not related
✘	The Objectives are incompatible

Figure below indicates the compatibility of the objectives:

1													
2	✓												
3	✓	✓											
4	✓	-	✓										
5	✓	✓	✓	✓									
6	✓	?	✓	-	✓								
7	✓	?	✓	-	✓	✓							
8	✓	✓	✓	-	✓	✓	-						
9	-	✓	-	-	✓	✓	-	✓					
10	-	?	-	-	✓	✓	-	✓	✓				
11	-	✓	-	-	✓	✓	?	✓	✓	✓			
12	-	✓	-	-	✓	✓	-	✓	-	✓	✓		
13	✓	-	✓	✓	✓	?	?	✓	✓	✓	✓	✓	
	1	2	3	4	5	6	7	8	9	10	11	12	13

Figure 21: Compatibility of Sustainability objectives

As shown in Figure 21 there are a number of occasions where there are potential conflicts between objectives, however this is expected, such as economic roles conflicting with social and environmental roles. The issues raised can be further explained below:

- **Objective 2 (Housing Provision) and potential conflicts with Objective 7 (Cultural Heritage) and Objective 10 (Sole and Land):** There is a potential conflict

between the need to provide housing land against the objective to maintain productive soil and land for agriculture, particularly where housing and travellers sites are proposed on greenfield land. There are also potential impacts as a result of housing in close proximity or leading to the loss of cultural heritage such as listed buildings, SAM's, registered parks and gardens etc.

- **Objective 6 (Biodiversity) and potential conflicts with Objective 2 (Housing provision), and Objective 13 (Employment provision):** There is potential conflict of the need to provide housing, traveller and employment sites with the need to retain, enhance and protect biodiversity, wildlife, landscape character, and green infrastructure. Although there is some conflict, these objectives are not incompatible due to the ability to mitigate potential impacts in many cases.
- **Objective 7 (Cultural Heritage) and potential conflicts with Objective 11 (Energy Use) and Objective 13 (Employment provision):** The need to preserve and enhance heritage assets is a potential conflict with employment provision if they affect the setting or the heritage asset, as well as potential conflicts with energy use and installation if new technologies cause harm to the need to preserve and enhance heritage assets.

6 THE SUSTAINABILITY APPRAISAL FRAMEWORK (STAGE A4)

The SA Framework is a key component in completing the SA. It combines the baseline information, review of PPPs and key sustainability issues into a systematic and easily understood tool that can be used to predict and assess effects arising from the implementation of the DPD.

A SA Framework was developed by assessing the previous SA process undertaken in the development of the Local Plan using an iterative process, which was based on the review of relevant PPPs, the baseline data, and key sustainability issues. That framework has been reviewed, and where necessary amended and updated, in light of updated baseline information and the proposed production of the DPD.

The SA Framework of objectives, indicators and targets against which the DPD options and policies will be assessed is set out in Figure 22. It consists of 13 objectives, which have been worded to reflect a single desired direction of change for the theme in question and to minimise or exclude overlap with other objectives. They include externally imposed sustainability objectives and others devised specifically for the DPD. The achievement of each objective should be measurable using the identified indicators. As the DPD covers housing, employment and traveller sites, the relevance will be denoted by the following:-

- Relevance to Housing – (H)
- Relevance to Employment – (E)
- Relevance to Travellers – (T)

For each objective a set of indicators has been derived to capture the change likely to arise from the DPD implementation and these will play a role in the assessment itself. Where appropriate existing data sources and indicators which are already monitored in the District have been used. In some cases, specific new indicators are proposed which will require monitoring by relevant bodies should significant effects relating to the SA objectives be identified during SA Stage B (assessment of effects). Developing a good balance of appropriate and reliable indicators across the SA objectives is critical in developing an effective but practical monitoring programme.

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
1. Accessibility	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities	<ul style="list-style-type: none"> • Access to key services and facilities (E, T, H); • Access to public transport (E, T, H) • Access to Strategic Road Network (Employment), (E) 	<ul style="list-style-type: none"> • Does the policy/allocation ensure access is in close proximity to a public transport node? (E, T, H) • Does the policy/ allocation have a suitable direction on accessibility to key services? (E, T, H) • Does the policy/allocation have good access to the Strategic Road Network (E)? 	<ul style="list-style-type: none"> • Distance of sites from key services and facilities (E, T, H) • Distance of site from public transport (E, H, T) • Distance from Strategic Road Network (E)
2. Housing	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	<ul style="list-style-type: none"> • Availability of affordable housing and different tender types (H); • Availability of pitches for travellers (T) 	<ul style="list-style-type: none"> • Does the policy/allocation ensure that the sizes of sites are adequate for the number of pitches/plots? (T) • Does the policy/allocation allow for a mix of sizes and tender types (affordable, self-build, part buy etc) (H) 	<ul style="list-style-type: none"> • Number of new traveller pitches provided (H,T) • Number of existing traveller sites to accommodate further pitches (T) • Ability of the allocation to provide a range of housing sizes and a mix of tender types (H) • Number of dwellings and affordable homes provided (H)

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
3. Health and social inclusion:	Improve overall levels of physical, mental and social well-being, improve community safety and reduce the disparities between different groups and different areas	<ul style="list-style-type: none"> • Community cohesion • Inclusive access to sports facilities • Access to natural greenspace 	<ul style="list-style-type: none"> • Does the policy/allocation result in the loss of open space, sports or recreation provision (H, E, T) • Does the policy result in the loss of a community facility (E, H, T) 	<ul style="list-style-type: none"> • Loss of open space, sports and recreation (E, H, T) • Loss of community facility (E, H, T)
4. Education and Skills	To improve overall levels of education and skills.	<ul style="list-style-type: none"> • School capacity • Access to education • skills and training opportunities 	<ul style="list-style-type: none"> • Does the allocation ensure adequate accessibility to a primary school? (H, T) • Does the allocation ensure adequate accessibility to a secondary school? (H, T) • Does the capacity of primary school support the size of allocation? (H, T) • Does the capacity of secondary schools support the size of allocation? (H, T) 	<ul style="list-style-type: none"> • Distance of allocation to nearest primary school (H, T) • Distance of allocation to nearest secondary school (H, T) • Capacity of nearest primary school to allocations (H, T) • Capacity of nearest secondary school to allocations (H, T)

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
5. Liveability	To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.		<ul style="list-style-type: none"> Does the policy/ allocation promote bad neighbour uses? (H, E, T) 	<ul style="list-style-type: none"> Proximity of allocations to a HSE zone (E, H, T) Proximity of housing and traveller sites to bad neighbour uses (E,H,T)
6. Biodiversity	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats, the water environment, landscape character, and green infrastructure to achieve a net gain and to avoid habitat fragmentation.	<ul style="list-style-type: none"> The natural environment and biodiversity Landscape character and quality 	<ul style="list-style-type: none"> Does the policy/allocation seek to protect international, national and locally designated sites (H, E, T) Does the policy/ allocation seek to locate development away from areas noted for their high sensitivity to change (from Essex Landscape Character Assessment)? (H, E, T) Does the policy/ allocation seek to protect the Countryside Protection Zone? (H, E, T) Does the policy/ allocation ensure that the scale of sites 	<ul style="list-style-type: none"> Effect on a designated site or known protected specie (H, E, T)

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
			will be in-keeping with the existing form of the settlement and will not be perceived as dominant to the nearest settled community? (H, E, T)	
7. Cultural Heritage	Protect and enhance sites, features and areas of historical, archaeological, architectural, cultural and artistic interest and their settings	<ul style="list-style-type: none"> • Archaeology • Historic assets and their setting 	<ul style="list-style-type: none"> • Does the policy/ allocation seek to protect historic assets (SAM, Listed Building, Conservation Areas, Historic Park or Gardens, Other historic or cultural features, Known archaeological deposits) (H, E, T) 	<ul style="list-style-type: none"> • Number of allocations within the setting or affecting a heritage asset (H, E, T); • Number of allocations with known archaeological activity (H, E, T) • Likely Loss of heritage asset
8. Pollution (air, ground), energy use and climate change	To reduce and control pollution and reduce the emissions of greenhouse gases and the impact of climate change (adaptation)	<ul style="list-style-type: none"> • Road traffic emissions • Noise • Groundwater issues • Air quality 	<ul style="list-style-type: none"> • Does the policy/ allocation seek to locate sites away from the District's at risk areas for AQMA designation? (H, E, T) • Does the policy/ allocation seek to protect the ground water protection zone? (H, E, T) • Does the policy/ allocation consider residential amenity and the relationship with 	<ul style="list-style-type: none"> • Likely impacts of allocations on air quality and 'at risk' air quality management areas(H, E, T) • Allocations with contaminated Land (E, H, T) • Proximity to public transport (H, E, T) • Number of AQMA's in the district

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
			adjacent uses? (H, E, T) <ul style="list-style-type: none"> • Does the policy/ allocation promote bad neighbour uses? (H, E, T) • 	
9.Natural Hazards	Reduce the impact of flooding and avoid additional risks from natural hazards	<ul style="list-style-type: none"> • Flooding • Surface water flooding • Land stability 	<ul style="list-style-type: none"> • Does the allocation/ policy enable suitable direction on surface water flooding issues? (H, E, T) • Does the policy/ allocation seek to direct sites away from designated flood zones? (H, E, T) • Does the policy/allocation take account of land stability problems (H, E, T) 	<ul style="list-style-type: none"> • Allocations located on sand, gravel and/ or alluvial London Clay Strata (H, E, T) • Known land stability issues; (H, E, T) • Number of allocations proposed on flood risk areas (H, E, T) • Number of allocations proposed on known problem areas of surface water flooding (H, E, T)
10. Soil and Land	Encourage the use of brownfield land and ensure the efficient use of land and maintain the resource of productive soil and ensure the efficient use of minerals and primary resources	<ul style="list-style-type: none"> • Efficient use of land • Use of land for minerals and primary resources 	<ul style="list-style-type: none"> • Does the policy/ allocation seek to protect high quality agricultural land? (H, E, T) • Does the policy/ allocation seek to encourage development on Brownfield land? (H, E, T) • Does the allocation sterilise safeguarded land for mineral extraction? (H, E, T) 	<ul style="list-style-type: none"> • Number of Allocations on greenfield/ brownfield land; • Proportion of new allocations on brownfield land (H, E, T) • Number of allocations on the highest quality agricultural land (H, E, T) • Number of allocations affecting land safeguarded for mineral extraction.

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
11. Energy Use	To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop Maldon's renewable energy resource, reducing dependency on non-renewable resources.	<ul style="list-style-type: none"> • Climate change being a coastal authority; • Need to reduce energy use 	<ul style="list-style-type: none"> • Does the allocation allow for sustainable development and new ways of energy generation (H,E,T) 	<ul style="list-style-type: none"> • Number of new renewable energy generation schemes permitted (H, E, T)
12. Waste	To reduce waste arising and increase reuse, recycling and composting and to insure sufficient waste water capacity	<ul style="list-style-type: none"> • Waste recycling space / facilities 	<ul style="list-style-type: none"> • Does the policy/allocation ensure the continuation of waste management facilities 	<ul style="list-style-type: none"> • Proximity of allocations to safeguarded sites for waste/ recycling (H,E,T) • Capacity of waste water treatment works for allocation (H, E, T)
13. Employment	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs	<ul style="list-style-type: none"> • Employment facilities / opportunities • Wealth creation 	<ul style="list-style-type: none"> • Do the allocations allow for a flexible and suitable mix of employment opportunities (live work, start up, expansion); • Do the allocations allow for expansion and employment growth; • Do the allocations allow suitable types of 	<ul style="list-style-type: none"> • Number and mix of employment sites proposed (E) • Number of existing employment sites looking to expand (E) • Number of extensions to employment sites permitted (E) • Loss of employment sites

SA TOPIC	DRAFT SA OBJECTIVE	RELEVANCE TO KEY SUSTAINABILITY ISSUE/PROBLEM	KEY QUESTIONS	INDICATORS
			employment opportunities for all sectors of the community	to other uses (E)

Figure 22: The SA Framework

Question 7: Are the proposed SA Objectives suitable in the context of Maldon?

Question 8: Are there any additional SA Objectives that should be included? Should any be removed?

Question 9: Do the indicators provide relevant measures for the associated objective? If not, please suggest additional indicators.

Question 10: Do you have any comments on the suggested targets, or can you propose any refinements?

7 SA METHODOLOGY: STAGE B

This section outlines the proposed methodology which will be used for Stage B of the SA, including the production of the Sustainability Appraisal Report. The prediction of effects against the SA Framework will be undertaken for each policy being implemented through the proposed DPD. Assessment of the preferred allocations includes ‘prediction’ of effects, ‘evaluation’ of effects and ‘mitigation’ of effects.

7.1 Stage B: Developing and Defining Options

B2: Developing the DPD Options

In order to predict the sustainability implications of the allocations for the DPD, each site will be assessed against the SA Framework. A judgement will be made to predict the likely sustainability implications that might arise should the allocation be implemented. The methodology adopted will contain a mix of quantitative and qualitative data, which is generally accepted as good practice by the SA guidance. It should be noted that this initial assessment will be based on certain important assumptions with regard to the SA objectives. As the DPD will allocate sites for housing, travellers, and employment sites, there are three separate assessment tables in Appendix A, B and C respectively, however each broadly includes similar criteria for assessment. In the current practice of SA, the broad-brush qualitative prediction and evaluation of magnitude of effects is often based on a seven point scale comprising easily understood terms. Figure 23 below sets out the scale which will be used for the assessment which will be used for housing, travellers and employment. Explanatory comment will also be included.

Assessment	Definition
✓	No constraints identified, development acceptable in principle or development would have a positive impact
-	Neutral impact or there may be constraints, but mitigation is possible
x	Significant constraints, although mitigation should be possible within the plan period
x x	Significant constraints where mitigation is unlikely to be possible and development is probably unacceptable with the plan period

Figure 23: Assessment Scale

B3: Predicting the Effects of the Preferred Allocations

This involves an appraisal of the baseline condition and how they may be influenced by the policies/ allocations. The predicted effects on each will be described in terms of their nature and magnitude using the following parameters:

- Timing of effect – short, medium, long term;
- Duration of effect – short, medium, long term;
- Nature of effect – positive, negative or neutral; and
- Secondary, cumulative and/or synergistic effects.

Short term effects are defined as those predicted to commence within the first five years from adoption of the DPD. Medium-long term effects occur between five and 15 years following adoption and long term effects occur more than 15 years from adoption.

B4: Evaluating the Effects of the Preferred Allocations

The next stage of the assessment involves evaluating the significant effects of the options. This involves forming a judgement on whether or not the predicted effects from allocation of sites will be significant. Primarily this will be a qualitative assessment based on expert judgement. Consultation with the stakeholders involved in the SA process will help this process, as will reference to key legislation including the SEA Regulations and Environmental Impact Assessment Regulations 1999 will also be used. Objectivity and consistency is assisted by the indicators in the SA Framework and the assessment rationale (Appendices A, B and C).

As with the prediction of the effects, the criteria of assessing the significance of a specific effect to be used in this assessment, as outlined in Annex II of the SEA Directive, will be based on the following parameters to determine the significance:

- Scale;
- Permanence;
- Nature and sensitivity; and
- Cumulative effects.

Secondary and Cumulative Effects Assessment

Annex I of the SEA Directive requires that the assessment of effects include secondary, cumulative and synergistic effects. Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland. These effects will be identified and assessed primarily through the examination of the relationship between various objectives during the assessment of environmental effects.

Cumulative effects arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap. Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA level that they are most effectively identified and addressed.

Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.

Cumulative effects will be considered throughout the entire SA process.

B5: Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

For any preferred allocations which are deemed to have a negative impact on one of the receptors, mitigation measures will be identified during Stage B4 which will aim to reduce or manage these effects. These mitigation measures may range in scale and nature, with differing requirements.

B6: Proposing Measures to Monitor the Significant Effects of Implementing the DPD

SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the effect (positive or negative) being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken by the Council to deal with them.

7.2 Proposed Structure of Sustainability Appraisal Report

Figure 24 below presents the proposed structure and level of detail for the SAR, taken from Annex 15 of the ODPM guidance. The SAR will show that the Directive's requirements in relation to the have been met through clearly sign-posting in the SAR the distinct information required by the Directive.

Section of Report	Information to be included
Summary	Non-technical summary
	Statement on the difference the process has made
	How to comment on the report
Appraisal methodology	Approach adopted to the SA
	When the SA was carried out
	Who carried out the SA
	Who was consulted, when and how
	Difficulties encountered in compiling information or carrying out the assessment.
Background	Purpose of the SA and the SA Report
	Plan objectives and outline of contents
	Compliance with the SEA Directive/Regulations
Sustainability objectives, baseline and context	Links to other strategies, plans and programme and sustainability objectives
	Description of the social, environmental and economic baseline characteristics and the predicted future baseline
	Main social, environmental and economic issues and problems identified
	Limitations of the information, assumptions made
	The SA framework, including objectives, targets and indicators
Plan preferred allocation options	Main allocation options consider and how they were identified
	Comparison of the social, environmental and economic effects of the options

Section of Report	Information to be included
	How social, environmental and economic issues were considered in choosing the preferred options
	Other options considered, and why these were rejected
	Proposed mitigation measures
Plan policies	Significant social, environmental and economic effects of the preferred measures
	How social, environmental and economic problems were considered in developing the policies and proposals
	Proposed mitigation measures
	Uncertainties and risks
Implementation	Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance, etc)
	Proposals for monitoring

Figure 24: Proposed Sustainability Appraisal Report Structure

8

MONITORING

Any significant or likely significant effects through allocating any of the sites, or policies in the DPD must be monitored in order to undertake appropriate remedial action. The Sustainability Framework in this scoping report lists a number of indicators which can be used to monitor the sustainability objectives, however not all indicators are able to be collected at the same intervals due to limited resources and the difficulty in data availability and/or collection.

Guidance recommends that it is not necessary to monitor everything within the sustainability framework, however monitoring should focus on any of those effect identified that have the potential to breach international, national or local legislation.

Upon adopting the DPD, there will be an accompanying monitoring framework which will state the monitoring indicators which will be most appropriate for the future monitoring of the plan against potential significant effects.

9 NEXT STEPS

9.1 Consultation Process

We will consult with key stakeholders throughout the development and assessment of the strategic options, both formally and informally, to ensure a sound and transparent decision-making process. This Scoping Report will be circulated to consultees for review and comment for a 5 week period, from 04/11/2015 to 10/12/2015.

Please send any comments on this Scoping Report to either:

policy@maldon.gov.uk or

Planning Policy
Maldon District Council
Council Offices
Princes Road
Maldon
Essex
CM9 5DL

Telephone 01621 876 226

9.2 Next Stages

Comments from this consultation process will be taken into account during the completion of the Sustainability Appraisal Report. It will be made clear where consultation feedback has been incorporated to provide a clear breakdown of the SA process. The proposed methodology and structure to be used for the Sustainability Appraisal Report is outlined within Section 7.

Also to be undertaken in future will be *Stage C: Preparing the Sustainability Appraisal Report* (reporting the assessment of developing and proposed allocations, policies) and *Stage D: Consulting on the Draft DPD and Sustainability Appraisal Report*. This is where the draft DPD will be consulted upon, accompanied by the SAR. Any comments received will be incorporated into the final Sustainability Appraisal Report which will be presented with the submission DPD under Stage D.

APPENDIX A:
ASSESSMENT RATIONALE –
Housing sites

DRAFT

Assessment	Definition
✓	No constraints identified, development acceptable in principle or development would have a positive impact
-	Neutral impact or there may be constraints, but mitigation is possible
x	Significant constraints, although mitigation should be possible within the plan period
xx	Significant constraints where mitigation is unlikely to be possible and development is probably unacceptable with the plan period

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
SUITABILITY			
1. Accessibility	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities	1.1 Access to settlement facilities	
		1.1.1 Good and easy pedestrian and cycle access to the services of the settlement	✓
		1.1.2 Access to the services of the settlement by cyclists and pedestrians is possible, but with barriers e.g. need to cross a main road ¹⁷ , no footpaths etc	-
		1.1.3 Safe access to the settlement is predominantly dependent upon the car.	x
		1.2 Access to public transport	
		1.2.1 Within safe walking distance (400m) to public transport to a 'main settlement' ¹⁸ with at least a 1 an hour frequency during peak times Monday – Saturday	✓
		1.2.2 Within 800m walk to public transport to a 'main settlement,' or greater than an hourly frequency during peak times Monday-Saturday	-
		1.2.3 None or limited accessibility by public transport	x
<i>Housing</i>	<i>Ensure that new housing provided meets the needs of the</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>

¹⁷ Main Road is defined as the A414, B1018, B1019

¹⁸ A Main Settlement is defined by Policy S8 of the Emerging Local Plan: Burnham-on-Crouch, Heybridge and Maldon and the following surrounding main settlements in neighbouring areas: South Woodham Ferres, Danbury, Witham, and Hatfield Peverel.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	<i>area, provide affordable and decent housing for all</i>		
2. Health:	Improve overall levels of physical, mental and social well-being, and reduce the disparities between different groups and different areas	2.1 Recreational facilities: 2.1.1 Not result in the loss of any indoor or outdoor sporting or recreational facilities 2.1.2 Result in the loss existing indoor or outdoor sporting or recreational facilities, including allotment land. 2.2 Health and Safety: 2.2.1 Not within a specified consultation zone of a notifiable installation (Health and Safety Executive) 2.2.2 The site is partly within a specified consultation zone of a notifiable installation (Health and Safety Executive) 2.2.3 The site is entirely within a specified consultation zone of a notifiable installation (Health and Safety Executive)	
<i>Crime</i>	<i>To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>
3. Community:	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity and encouraging vibrant communities.	3.1 Site will have no specific impact on community facilities other than those specified by Criterion 2.1 (e.g. village halls, community centres, scout huts, church etc.) 3.2 Development would result in the loss of a community facility	
<i>Skills</i>	<i>To improve overall levels of education and skills</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	<i>N/A</i>
4. Liveability:	To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.	4.1 Liveability 4.1.1 Local occupiers likely to suffer no or minor disturbance from noise or odour, but generally the impact is low and the proposed housing use will compliment with existing activities and uses 4.1.2 Local occupiers exposed to significant noise and odour impacts, but such uses are established and believed to not give rise to nuisance complaints or perceived dangers to health	

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		4.1.3 Significant adverse environmental impact as a result of noise and/or odour which is likely to give rise nuisance complaints	xx
		4.2 Residential amenity	
		4.2.1 Development would be positive to the existing surrounding residential amenity by removing disruptive features associated with the current use(s) of the site. (e.g. noise and or odour; disruptive to the existing residential amenity or surrounding vehicular or pedestrian traffic)	✓
		4.2.2 Site has no known effect on the existing surrounding residential amenity	-
5. Biodiversity:	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation	5.1 Have no effect on any designated site ¹⁹ or known protected species.	✓
		5.2 Constraints identified although it may be possible for some development with appropriate mitigation.	-
		5.3 Significant constraints such that it is not considered appropriate for development to take place; or Lead to permanent disturbance of known protected species and extensive land take of their habitat or significant impact on SSSIs, Natura 2000 sites; or Fragment acknowledged areas of habitat	xx
6. Landscape:	To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment	6.1 Existing form of the settlement:	
		6.1.1 The site is within the existing built up area of the settlement as defined by the development boundary	✓
		6.1.2 The site is outside the development boundary and is bordered on 2 or three sides by the built up area ²⁰ of the settlement	-
		6.1.3 The site is outside the development boundary and is bordered on one side by built up area of the settlement	x
		6.1.4 The site is outside the development boundary and is detached from the existing built up area of the settlement	xx
7. Cultural	Protect and enhance sites,	7.1 Cultural Heritage	

¹⁹ A designated site includes all international, national and local sites such as RAMSAR, Natura 2000 sites, SAC, SPA, SINC, LWS etc

²⁰ The 'built up area' of the settlement is the nucleus or core of the settlement and does not include isolated or sporadic development on the outskirts of the settlement.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL	
Heritage:	features and areas of historical, archaeological, architectural and artistic interest and their settings	7.1.1 Development would be positive by enhancing a designated site or heritage asset (e.g. removing unattractive features or ensuring the survival of a designated site)	✓	
		7.1.2 Have no effect on a designated site or heritage asset	-	
		7.1.3 No effects or constraints identified although it may be possible for some development with appropriate mitigation (e.g. close to a listed building or other designated site)	x	
		7.1.4 Significant constraints such that it is not considered appropriate for development to take place (e.g. development on a SAM, demolition of a listed building)	xx	
		7.2 Archaeology		
		7.2.1 Site has no archaeology or archaeological activity or the site has had archaeology excavated in advance of current buildings or previous quarrying practices.	✓	
		7.2.2 No known archaeology or archaeological activity. Site may have some potential for activity but the area has never been archaeologically investigated.	-	
		7.2.3 Site has real potential for archaeological activity due to any visual features found on the land (e.g. cropmarks, significant artefact finds, etc.)	x	
		7.2.4 Site has significant archaeological activity such that it is not considered appropriate for development to take place	xx	
<i>Climate Change</i>	<i>Reduce the emissions of greenhouse gases and the impact of climate change (adaptation)</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>	
8. Air	To maintain or improve local air quality	8.1.1 Have no 'detrimental effect' ²¹ on air quality	✓	
		8.1.2 Have some detrimental effects on air quality, but mitigation would be possible;	x	
		8.1.3 Have significant detrimental effects on air quality, with mitigation not being possible.	xx	

²¹ In order to be classified as 'detrimental' the development of the site would be very likely to lead to the further exacerbation of an existing Air Quality Management Area, or lead to the designation of a new Air Quality Management Area

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
9. Water:	Maintain or improve the quality of ground and surface water resources and minimise the demand for water	9.1 Be located predominantly on a sand and gravel strata	✓
		9.2 Be located on an alluvial or London Clay strata	-
10. Natural Hazard:	Reduce the impact of flooding and avoid additional risk	10.1 The site is outside a designated flood zone 2 or 3 with minimal impact upon areas which are subject to surface water flooding	✓
		10.2 The site is outside a designated flood zone 2 or 3, within a known area of surface water flooding	-
		10.3 The site is partly located in a known area of surface water flooding; and/or The site is partly or entirely located within a Zone 2 flood risk area; and/ or The site is partly affected by a Zone 3 flood risk area.	x
		10.4 The site is entirely located within a Zone 3 flood risk area	xx
11. Soil and Land:	Encourage the use of brownfield land and ensure the efficient use of land and maintain the resource of productive soil	11.1 Agricultural land:	
		11.1.1 The site does not contain any high quality ²² agricultural land	✓
		11.1.2 Part of the site contains high quality agricultural land	-
		11.1.3 The site is entirely high quality agricultural land	x
		11.2 Land Stability:	
		11.2.1 There are no known land stability issues in the area	✓
11.2.2 There are known land stability issues in the area	x		
12. Minerals	Ensure the efficient use of minerals and primary resources	12.1 The site is located outside of land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan	✓
		12.2 The site is partially located on a land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan.	x
		12.3 The site is entirely located on land allocated/ safeguarded for mineral extraction in the Essex Minerals Local Development Plan and would cause detrimental effects by sterilising land for mineral extraction during the plan period	xx
<i>Energy Use</i>	<i>To mitigate climate change by</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is</i>	<i>N/A</i>

²² High Quality agricultural land is defined as grades 1 (excellent), 2 (Very Good), and 3a (Good) of the Agricultural Land Classification

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	<i>minimising carbon based energy usage by increasing energy efficiency and to develop Maldon's renewable energy resource, reducing dependency on non-renewable resources.</i>	<i>therefore not a criterion for choosing between sites</i>	
13. Waste	To reduce waste arising and increase reuse, recycling and composting	13.1 The site is located outside of land allocated/ safeguarded for waste infrastructure as stated in the Essex Waste Local Development Plan	✓
		13.2 The site is partially located on a land allocated/ safeguarded for waste as in the Essex Waste Local Development Plan.	✗
		13.3 The site is entirely located on land allocated/ safeguarded for waste extraction in the Essex Waste Local Development Plan and would cause detrimental effects by sterilising land for waste infrastructure during the plan period	✗✗
14. Waste Water capacity		14.1.1 Site is located in a catchment area which has waste water capacity and no need for upgrade	✓
		14.1.2 Site is located in a catchment area which has limited waste water capacity, or no capacity but an upgrade to the existing capacity is highly likely within the plan period	✗
		14.1.3 The site is located within a catchment area where there is no waste water capacity and significant upgrades to waste water capacity are needed, however and this is unlikely to occur within the plan period; or there is no connection to waste water	✗✗
15. Employment	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs	15.1 Site will have no impact on employment provision	✓
		15.2 Development on the site will result in the loss of employment	✗

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
<i>Wealth Creation</i>	<i>Retain and enhance the factors which are conducive to wealth creation, including personal creativity, infrastructure and the local strengths and qualities that are attractive to visitors and investors</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	N/A
<i>Town Centres</i>	<i>Protect and enhance the vitality and viability of town centres and market towns</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	N/A
PHYSICAL LIMITATIONS			
		16.1 Physical Constraints:	
		16.1.1 The site has no obvious physical constraints	✓
		16.1.2 The site has constraints such as steep slopes, pylons, TPO's, contaminated land etc. which may affect the site's developability	✗
		16.2 Ease of utility provision:	
		16.2.1 Very easy to service	✓
		16.2.2 Easy, average or moderately easy	-
		16.2.3 Least easy to service	✗
		16.3 Existing Use:	
		16.3.1 Site is vacant with no current active use	✓
		16.3.2 Site is in current active use	-
		16.3.3 Site is in current active use which may need to be relocated.	✗
		16.4 Vehicular access:	
		16.4.1 Site would contain vehicular access which would have considerable benefits to existing road conditions/ constraints	✓
		16.4.2 Vehicular access would be suitable with no known constraints	-

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		16.4.3 Vehicular access unsuitable and/ or restrictive but possible though effective mitigation	x
17. AVAILABILITY			
N/A	N/A	17.1 The site is held by a developer or landowner willing to develop or the site already has planning permission	✓
		17.2 Ownership is unknown	-
		17.3 Site is known to be in complex or multiple ownership	x
		17.4 Site is owned by a landowner who is known to be unwilling to develop their land.	xx

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APPENDIX B:

ASSESSMENT RATIONALE –

Traveller Sites

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APPENDIX 3: Appraisal Matrix Traveller Sites for the Rural Area

Assessment	Definition
✓	No constraints identified, development acceptable in principle or development would have a positive impact
-	Neutral impact or there may be constraints, but mitigation is possible
x	Significant constraints, although mitigation should be possible within the plan period
xx	Significant constraints where mitigation is unlikely to be possible and development is probably unacceptable with the plan period

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
SUITABILITY			
1. Accessibility	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities	1.1 Access to settlement facilities	
		1.1.1 Good and easy pedestrian and cycle access to the services of the settlement	✓
		1.1.2 Access to the services of the settlement by cyclists and pedestrians is possible, but with barriers e.g. need to cross a main road ²³ , no footpaths etc	-
		1.1.3 Safe access to the settlement is predominantly dependent upon the car.	x
		1.2 Access to public transport	
		1.2.1 Within safe walking distance (400m) to public transport to a 'main settlement' ²⁴ with at least a 1 an hour frequency during peak times Monday – Saturday	✓

²³ Main Road is defined as the A414, B1018, B1019

²⁴ A Main Settlement is defined by Policy S8 of the Emerging Local Plan: Burnham-on-Crouch, Heybridge and Maldon and the following surrounding main settlements in neighbouring areas: South Woodham Ferres, Danbury, Witham, and Hatfield Peverel.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		1.2.2 Within 800m walk to public transport to a 'main settlement,' or greater than an hourly frequency during peak times Monday-Saturday	-
		1.2.3 None or limited accessibility by public transport	x
<i>Housing</i>	<i>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>
2. Health:	Improve overall levels of physical, mental and social well-being, and reduce the disparities between different groups and different areas	2.1 Recreational facilities:	
		2.1.1 Not result in the loss of any indoor or outdoor sporting or recreational facilities	✓
		2.1.2 Result in the loss existing indoor or outdoor sporting or recreational facilities, including allotment land.	x
		2.2 Health and Safety:	
		2.2.1 Not within a specified consultation zone of a notifiable installation (Health and Safety Executive)	✓
		2.2.2 The site is partly within a specified consultation zone of a notifiable installation (Health and Safety Executive)	x
		2.2.3 The site is entirely within a specified consultation zone of a notifiable installation (Health and Safety Executive)	xx
<i>Crime</i>	<i>To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>
3. Community:	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity and encouraging vibrant communities.	3.1 Site will have no specific impact on community facilities other than those specified by Criterion 2.1 (e.g. village halls, community centres, scout huts, church etc.)	✓
		3.2 Development would result in the loss of a community facility	x
<i>Skills</i>	<i>To improve overall levels of</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	<i>N/A</i>

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	<i>education and skills</i>		
4. Liveability:	To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.	4.1 Liveability	
		4.1.1 Local occupiers likely to suffer no or minor disturbance from noise or odour, but generally the impact is low and the proposed housing use will compliment with existing activities and uses	-
		4.1.2 Local occupiers exposed to significant noise and odour impacts, but such uses are established and believed to not give rise to nuisance complaints or perceived dangers to health	x
		4.1.3 Significant adverse environmental impact as a result of noise and/or odour which is likely to give rise nuisance complaints	xx
		4.2 Residential amenity	
		4.2.1 Development would be positive to the existing surrounding residential amenity by removing disruptive features associated with the current use(s) of the site. (e.g. noise and or odour; disruptive to the existing residential amenity or surrounding vehicular or pedestrian traffic)	✓
		4.2.2 Site has no known effect on the existing surrounding residential amenity	-
5. Biodiversity:	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation	5.1 Have no effect on any designated site ²⁵ or known protected species.	✓
		5.2 Constraints identified although it may be possible for some development with appropriate mitigation.	-
		5.3 Significant constraints such that it is not considered appropriate for development to take place; or Lead to permanent disturbance of known protected species and extensive land take of their habitat or significant impact on SSSIs, Natura 2000 sites; or Fragment acknowledged areas of habitat	xx
6. Landscape:	To protect and enhance the	6.1 Existing form of the settlement:	

²⁵ A designated site includes all international, national and local sites such as RAMSAR, Natura 2000 sites, SAC, SPA, SINC, LWS etc

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	quality, character and local distinctiveness of the natural and cultural landscape and the built environment	6.1.1 The site is within the existing built up area of the settlement as defined by the development boundary	✓
		6.1.2 The site is outside the development boundary and is bordered on 2 or three sides by the built up area ²⁶ of the settlement	-
		6.1.3 The site is outside the development boundary and is bordered on one side by built up area of the settlement	x
		6.1.4 The site is outside the development boundary and is detached from the existing built up area of the settlement	xx
7. Cultural Heritage:	Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings	7.1 Cultural Heritage	
		7.1.1 Development would be positive by enhancing a designated site or heritage asset (e.g. removing unattractive features or ensuring the survival of a designated site)	✓
		7.1.2 Have no effect on a designated site or heritage asset	-
		7.1.3 No effects or constraints identified although it may be possible for some development with appropriate mitigation (e.g. close to a listed building or other designated site)	x
		7.1.4 Significant constraints such that it is not considered appropriate for development to take place (e.g. development on a SAM, demolition of a listed building)	xx
		7.2 Archaeology	
		7.2.1 Site has no archaeology or archaeological activity or the site has had archaeology excavated in advance of current buildings or previous quarrying practices.	✓
		7.2.2 No known archaeology or archaeological activity. Site may have some potential for activity but the area has never been archaeologically investigated.	-
7.2.3 Site has real potential for archaeological activity due to any visual features found on the land (e.g. cropmarks, significant artefact finds, etc.)	x		

²⁶ The 'built up area' of the settlement is the nucleus or core of the settlement and does not include isolated or sporadic development on the outskirts of the settlement.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		7.2.4 Site has significant archaeological activity such that it is not considered appropriate for development to take place	xx
<i>Climate Change</i>	<i>Reduce the emissions of greenhouse gases and the impact of climate change (adaptation)</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>
8. Air	To maintain or improve local air quality	8.1.1 Have no 'detrimental effect' ²⁷ on air quality	✓
		8.1.2 Have some detrimental effects on air quality, but mitigation would be possible;	x
		8.1.3 Have significant detrimental effects on air quality, with mitigation not being possible.	xx
9. Water:	Maintain or improve the quality of ground and surface water resources and minimise the demand for water	9.1 Be located predominantly on a sand and gravel strata	✓
		9.2 Be located on an alluvial or London Clay strata	-
10. Natural Hazard:	Reduce the impact of flooding and avoid additional risk	10.1 The site is outside a designated flood zone 2 or 3 with minimal impact upon areas which are subject to surface water flooding	✓
		10.2 The site is outside a designated flood zone 2 or 3, within a known area of surface water flooding	-
		10.3 The site is partly located in a known area of surface water flooding; and/or The site is partly or entirely located within a Zone 2 flood risk area; and/ or The site is partly affected by a Zone 3 flood risk area.	x
		10.4 The site is entirely located within a Zone 3 flood risk area	xx
11. Soil and	Encourage the use of brownfield	11.1 Agricultural land:	

²⁷ In order to be classified as 'detrimental' the development of the site would be very likely to lead to the further exacerbation of an existing Air Quality Management Area, or lead to the designation of a new Air Quality Management Area

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL	
Land:	land and ensure the efficient use of land and maintain the resource of productive soil	11.1.1 The site does not contain any high quality ²⁸ agricultural land	✓	
		11.1.2 Part of the site contains high quality agricultural land	-	
		11.1.3 The site is entirely high quality agricultural land	x	
		11.2 Land Stability:		
		11.2.1 There are no known land stability issues in the area	✓	
		11.2.2 There are known land stability issues in the area	x	
12. Minerals	Ensure the efficient use of minerals and primary resources	12.1.1 The site is located outside of land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan	✓	
		12.1.2 The site is partially located on a land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan.	x	
		12.1.3 The site is entirely located on land allocated/ safeguarded for mineral extraction in the Essex Minerals Local Development Plan and would cause detrimental effects by sterilising land for mineral extraction during the plan period	xx	
<i>Energy Use</i>	<i>To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop Maldon's renewable energy resource, reducing dependency on non-renewable resources.</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is therefore not a criterion for choosing between sites</i>	<i>N/A</i>	
13. Waste	To reduce waste arising and increase reuse, recycling and composting	13.1.1 The site is located outside of land allocated/ safeguarded for waste infrastructure as stated in the Essex Waste Local Development Plan	✓	
		13.1.2 The site is partially located on a land allocated/ safeguarded for waste as in the Essex Waste Local Development Plan.	x	
		13.1.3 The site is entirely located on land allocated/ safeguarded for waste extraction in the Essex Waste Local Development Plan and would cause detrimental effects by sterilising land for waste infrastructure during the plan	xx	

²⁸ High Quality agricultural land is defined as grades 1 (excellent), 2 (Very Good), and 3a (Good) of the Agricultural Land Classification

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		period	
14. Waste Water capacity		14.1.1 Site is located in a catchment area which has waste water capacity and no need for upgrade	✓
		14.1.2 Site is located in a catchment area which has limited waste water capacity, or no capacity but an upgrade to the existing capacity is highly likely within the plan period	x
		14.1.3 The site is located within a catchment area where there is no waste water capacity and significant upgrades to waste water capacity are needed, however and this is unlikely to occur within the plan period; or there is no connection to waste water	xx
15. Employment	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs	15.1.1 Site will have no impact on employment provision	✓
		15.1.2 Development on the site will result in the loss of employment	x
<i>Wealth Creation</i>	<i>Retain and enhance the factors which are conducive to wealth creation, including personal creativity, infrastructure and the local strengths and qualities that are attractive to visitors and investors</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	<i>N/A</i>
<i>Town Centres</i>	<i>Protect and enhance the vitality and viability of town centres and market towns</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	<i>N/A</i>
PHYSICAL LIMITATIONS			
		16.1 Physical Constraints:	

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		16.1.1 The site has no obvious physical constraints	✓
		16.1.2 The site has constraints such as steep slopes, pylons, TPO's, contaminated land etc. which may affect the site's developability	x
		16.2 Ease of utility provision:	
		16.2.1 Very easy to service	✓
		16.2.2 Easy, average or moderately easy	-
		16.2.3 Least easy to service	x
		16.3 Existing Use:	
		16.3.1 Site is vacant with no current active use	✓
		16.3.2 Site is in current active use	-
		16.3.3 Site is in current active use which may need to be relocated.	x
		16.4 Vehicular access:	
		16.4.1 Site would contain vehicular access which would have considerable benefits to existing road conditions/ constraints	✓
		16.4.2 Vehicular access would be suitable with no known constraints	-
		16.4.3 Vehicular access unsuitable and/ or restrictive but possible though effective mitigation	x
17. AVAILABILITY			
N/A	N/A	17.1 The site is held by a developer or landowner willing to develop or the site already has planning permission	✓
		17.2 Ownership is unknown	-
		17.3 Site is known to be in complex or multiple ownership	x
		17.4 Site is owned by a landowner who is known to be unwilling to develop their land.	xx

APPENDIX C:
ASSESSMENT RATIONALE –
Employment Sites

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Assessment	Definition
✓	No constraints identified, development acceptable in principle or development would have a positive impact
-	Neutral impact or there may be constraints, but mitigation is possible
x	Significant constraints, although mitigation should be possible within the plan period
xx	Significant constraints where mitigation is unlikely to be possible and development is probably unacceptable with the plan period

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
SUITABILITY			
1. Accessibility	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities	1.1 Access to Strategic Road Network²⁹	
		1.1.1 Within 2.5kms of the SRN and/or frontage to a main distributor road ³⁰	✓
		1.1.2 Within 2.5kms and 5kms from a SRN or a main distributor road	-
		1.1.3 Greater than 5kms from a SRN or main distributor road	x
		1.2 Access to public transport	
		1.2.1 Within safe walking distance (400m) to public transport to a 'main settlement' ³¹ , with at least a 1 an hour frequency during peak times Monday – Saturday	✓
		1.2.2 Within 800m walk to public transport to a 'main settlement,' or greater than an hourly frequency during peak times Monday-Saturday	-
		1.2.3 None or limited accessibility by public transport	x

²⁹ Strategic Road Network is defined as the A12, A130

³⁰ Main distributor Road is defined as A414, B1018, B1019

³¹ A Main Settlement is defined by Policy S8 of the Emerging Local Plan: Burnham-on-Crouch, Heybridge and Maldon and the following surrounding main settlements in neighbouring areas: South Woodham Ferres, Danbury, Witham, and Hatfield Peverel.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
<i>Housing</i>	<i>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	N/A
2. Health:	Improve overall levels of physical, mental and social well-being, and reduce the disparities between different groups and different areas	2.1 Recreational facilities:	
		2.1.1 Not result in the loss of any indoor or outdoor sporting or recreational facilities	✓
		2.1.2 Result in the loss existing indoor or outdoor sporting or recreational facilities, including allotment land.	x
		2.2 Health and Safety:	
		2.2.1 Not within a specified consultation zone of a notifiable installation (Health and Safety Executive)	✓
		2.2.2 The site is partly within a specified consultation zone of a notifiable installation (Health and Safety Executive)	x
3. Community:	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity and encouraging vibrant communities.	3.1.1 Site will have no specific impact on community facilities other than those specified by Criterion 2.1 (e.g. village halls, community centres, scout huts, church etc.)	✓
		3.1.2 Development would result in the loss of a community facility	x
		3.1.3 The site is entirely within a specified consultation zone of a notifiable installation (Health and Safety Executive)	xx
<i>Crime</i>	<i>To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	N/A
3. Community:	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity and encouraging vibrant communities.	3.1.1 Site will have no specific impact on community facilities other than those specified by Criterion 2.1 (e.g. village halls, community centres, scout huts, church etc.)	✓
		3.1.2 Development would result in the loss of a community facility	x
<i>Skills</i>	<i>To improve overall levels of education and skills</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	N/A
4. Liveability:	To create healthy, clean and pleasant environments for people to enjoy living,	4.1 Liveability	
		4.1.1 Local occupiers likely to suffer no or minor disturbance from noise or odour, but generally the impact is low and the proposed	-

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL	
	working and recreating in and to protect and enhance residential amenity.	housing use will compliment with existing activities and uses		
		4.1.2 Local occupiers exposed to significant noise and odour impacts, but such uses are established and believed to not give rise to nuisance complaints or perceived dangers to health	x	
		4.1.3 Significant adverse environmental impact as a result of noise and/or odour which is likely to give rise nuisance complaints	xx	
		4.2 Residential amenity		
		4.2.1 Development would be positive to the existing surrounding residential amenity by removing disruptive features associated with the current use(s) of the site. (e.g. noise and or odour; disruptive to the existing residential amenity or surrounding vehicular or pedestrian traffic)	✓	
		4.2.2 Site has no known effect on the existing surrounding residential amenity	-	
		4.3 Local Facilities for Workforce³²		
		4.3.1 Range of on-site facilities or café/convenience shop immediately adjacent to the site	✓	
		4.3.2 Café/convenience store located within 10 minutes walk (1000m) of the entrance of the site	-	
		4.3.3 Café/convenience store greater than 10 minutes walk (1000m) of the entrance of the site	x	
5. Biodiversity:	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to	5.1.1 Have no effect on any designated site ³³ or known protected species.	✓	
		5.1.2 Constraints identified although it may be possible for some development with appropriate mitigation.	-	

³² Proximity of site to local amenities including catering, childcare, entertainment, etc

³³ A designated site includes all international, national and local sites such as RAMSAR, Natura 2000 sites, SAC, SPA, SINC, LWS etc

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	achieve a net gain and to avoid habitat fragmentation	5.1.3 Significant constraints such that it is not considered appropriate for development to take place; or Lead to permanent disturbance of known protected species and extensive land take of their habitat or significant impact on SSSIs, Natura 2000 sites; or Fragment acknowledged areas of habitat	xx
6. Landscape:	To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment	6.1 Existing form of the settlement:	
		6.1.1 The site is within the existing built up area of the settlement as defined by the development boundary	✓
		6.1.2 The site is outside the development boundary and is bordered on 2 or three sides by the built up area ³⁴ of the settlement	-
		6.1.3 The site is outside the development boundary and is bordered on one side by built up area of the settlement; or The site is outside the development boundary and is detached from the existing built up area of the settlement	x
7. Cultural Heritage:	Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings	7.1 Cultural Heritage	
		7.1.1 Development would be positive by enhancing a designated site or heritage asset (e.g. removing unattractive features or ensuring the survival of a designated site)	✓
		7.1.2 Have no effect on a designated site or heritage asset	-
		7.1.3 No effects or constraints identified although it may be possible for some development with appropriate mitigation (e.g. close to a listed building or other designated site)	x
		7.1.4 Significant constraints such that it is not considered appropriate for development to take place (e.g. development on a SAM, demolition of a listed building)	xx
		7.2 Archaeology	

³⁴ The 'built up area' of the settlement is the nucleus or core of the settlement and does not include isolated or sporadic development on the outskirts of the settlement.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		7.2.1 Site has no archaeology or archaeological activity or the site has had archaeology excavated in advance of current buildings or previous quarrying practices.	✓
		7.2.2 No known archaeology or archaeological activity. Site may have some potential for activity but the area has never been archaeologically investigated.	-
		7.2.3 Site has real potential for archaeological activity due to any visual features found on the land (e.g. cropmarks, significant artefact finds, etc.)	x
		7.2.4 Site has significant archaeological activity such that it is not considered appropriate for development to take place	xx
<i>Climate Change</i>	<i>Reduce the emissions of greenhouse gases and the impact of climate change (adaptation)</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is not therefore a criterion for choosing between sites.</i>	<i>N/A</i>
8. Air	To maintain or improve local air quality	8.1.1 Have no 'detrimental effect' ³⁵ on air quality	✓
		8.1.2 Have some detrimental effects on air quality, but mitigation would be possible;	x
		8.1.3 Have significant detrimental effects on air quality, with mitigation not being possible.	xx
9. Water:	Maintain or improve the quality of ground and surface water resources and minimise the demand for water	9.1.1 Be located predominantly on a sand and gravel strata	✓
		9.1.2 Be located on an alluvial or London Clay strata	-
10.Natural Hazard:	Reduce the impact of flooding and avoid additional	10.1.1 The site is outside a designated flood zone 2 or 3 with minimal impact upon areas which are subject to surface water flooding	✓

³⁵ In order to be classified as 'detrimental' the development of the site would be very likely to lead to the further exacerbation of an existing Air Quality Management Area, or lead to the designation of a new Air Quality Management Area

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	risk	10.1.2 The site is outside a designated flood zone 2 or 3, within a known area of surface water flooding	-
		10.1.3 The site is partly located in a known area of surface water flooding; and/or The site is partly or entirely located within a Zone 2 flood risk area; and/ or The site is partly affected by a Zone 3 flood risk area.	x
		10.1.4 The site is entirely located within a Zone 3 flood risk area	xx
11. Soil and Land:	Encourage the use of brownfield land and ensure the efficient use of land and maintain the resource of productive soil	11.1 Use of existing land	
		11.1.1 Site involves the intensification of an existing traveller site	✓
		11.1.2 Site involves the expansion of an existing traveller site of the provision of a new traveller site	-
		11.2 Agricultural land:	
		11.2.1 The site does not contain any high quality ³⁶ agricultural land	✓
		11.2.2 Part of the site contains high quality agricultural land	-
		11.2.3 The site is entirely high quality agricultural land	x
		11.3 Land Stability:	
11.3.1 There are no known land stability issues in the area	✓		
11.3.2 There are known land stability issues in the area	x		
12. Minerals	Ensure the efficient use of minerals and primary resources	12.1.1 The site is located outside of land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan	✓
		12.1.2 The site is partially located on a land allocated/ safeguarded for mineral extraction as stated in the Essex Minerals Local Development Plan.	x
		12.1.3 The site is entirely located on land allocated/ safeguarded for	xx

³⁶ High Quality agricultural land is defined as grades 1 (excellent), 2 (Very Good), and 3a (Good) of the Agricultural Land Classification

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		mineral extraction in the Essex Minerals Local Development Plan and would cause detrimental effects by sterilising land for mineral extraction during the plan period	
<i>Energy Use</i>	<i>To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop Maldon's renewable energy resource, reducing dependency on non-renewable resources.</i>	<i>All sites are likely to offer similar opportunities to meet this objective; it is therefore not a criterion for choosing between sites</i>	<i>N/A</i>
13. Waste	To reduce waste arising and increase reuse, recycling and composting	13.1.1 The site is located outside of land allocated/ safeguarded for waste infrastructure as stated in the Essex Waste Local Development Plan	✓
		13.1.2 The site is partially located on a land allocated/ safeguarded for waste as in the Essex Waste Local Development Plan.	x
		13.1.3 The site is entirely located on land allocated/ safeguarded for waste extraction in the Essex Waste Local Development Plan and would cause detrimental effects by sterilising land for waste infrastructure during the plan period	xx
14. Waste Water capacity		14.1.1 Site is located in a catchment area which has waste water capacity and no need for upgrade	✓
		14.1.2 Site is located in a catchment area which has limited waste water capacity, or no capacity but an upgrade to the existing capacity is highly likely within the plan period	x
		14.1.3 The site is located within a catchment area where there is no waste water capacity and significant upgrades to waste water capacity are needed, however and this is unlikely to occur within the plan period; or there is no connection to waste water	xx
15. Employment	Maintain and enhance employment opportunities	15.1.1 Development will lead to a net gain in Full-Time Equivalent employment and floor space in the settlement	✓

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
	and to reduce the disparities arising from unequal access to jobs	15.1.2 Site will have no impact in employment floor space of additional full-time equivalent employment.	-
		15.1.3 Development on the site will result in the loss of full-time equivalent employment or floorspace	x
16. Wealth Creation	Retain and enhance the factors which are conducive to wealth creation, including personal creativity, infrastructure and the local strengths and qualities that are attractive to visitors and investors	16.1 Wealth Creation	
		16.1.1 Site allows for the future creation of further units and employment opportunities and investment	✓
		16.1.2 Site has a neutral impact on the provision of employment growth/opportunities and investment	-
		16.1.3 Site results in the loss of opportunities for employment growth	x
<i>Town Centres</i>	<i>Protect and enhance the vitality and viability of town centres and market towns</i>	<i>Not relevant to this assessment. It will not assist in choosing between sites.</i>	<i>N/A</i>
PHYSICAL LIMITATIONS			
		17.1 Ease of development³⁷:	
		17.1.1 The site has no obvious physical constraints	✓
		17.1.2 Some minor constraints which are able to be overcome within the short term (5 years)	-
		17.1.3 One or more constraints which are able to be overcome within the plan period	x

³⁷ Development constraints as follows: Need for reclamation, need for remediation of contamination, need for access improvements onto highway system topological constraints, need for drainage/services infrastructure; C1/C2 flood risk.

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		17.1.4 Constraint/s likely to require significant capital investment in order to be overcome in the longer term (greater than plan period);	xx
		17.2 Wider environmental³⁸	
		17.2.1 The site has no obvious visible constraints on uses that can be accommodated on site	✓
		17.2.2 The site has a single constraint which may affect the site's developability, but could be resolved by site/layout design or the use of planning conditions	-
		17.2.3 Two or more constraints including access that will limit the range of employment activities than can be accommodated on the site	x
		17.2.4 Site not suitable for normal B2/8 class employment uses	xx
		17.3 Ease of utility provision:	
		17.3.1 Very easy to service	✓
		17.3.2 Easy, average or moderately easy	-
		17.3.3 Least easy to service	x
		17.4 Existing Use:	
		17.4.1 Site is vacant with no current active use	✓
		17.4.2 Site is in current active use	-
		17.4.3 Site is in current active use which may need to be relocated.	x
		17.5 Vehicular access:	
		17.5.1 Site would contain vehicular access which would have considerable benefits to existing road conditions/ constraints	✓
		17.5.2 Vehicular access would be suitable with no known constraints	-
		17.5.3 Vehicular access unsuitable and/ or restrictive but possible though effective mitigation	x
18. AVAILABILITY			
N/A	N/A	18.1.1 The site is held by a developer or landowner willing to develop	✓

³⁸ Constraints defined as proximity to incompatible uses including housing, access, schools or sewerage works, or potential impact of traffic generation on such uses

SA TOPIC	SA OBJECTIVE	DECISION MAKING CRITERIA	SYMBOL
		or the site already has planning permission	
		18.1.2 Ownership is unknown	-
		18.1.3 Site is known to be in complex or multiple ownership	x
		18.1.4 Site is owned by a landowner who is known to be unwilling to develop their land.	xx
19. MARKETABILITY			
		19.1.1 Likely strong demand, some vacancy, above average rental returns	✓
		19.1.2 Likely average demand, some long term vacancy, average rental returns	-
		19.1.3 Likely weak demand, widespread long term vacancy, low rental returns	x

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