

Braintree District Council

Core Strategy – Submission Draft

**Sustainability Appraisal
and
Strategic Environmental Assessment**

**Environmental Report
Annex D
Appraisal of Alternative Locations**

April 2010



The information contained in this document can be made available in alternative formats: large print, braille, audio tape or on disk. We can also translate this document into other languages.

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1 INTRODUCTION

1.1 Background

In 2005 Essex County Council was commissioned by Braintree District Council to undertake the Sustainability Appraisal, incorporating the requirements of the Strategic Environmental Assessment Directive (SA/SEA), for Braintree District Council's Core Strategy. The Environmental Report sets out the SA/SEA undertaken for the Core Strategy, and draws together the findings of previous stages of the Core Strategy preparation and accompanying SA/SEA reports into one document.

This Annex sets out the appraisal of Alternative Locations for Growth for the Core Strategy.

1.2 Alternative Locations

Alternative Locations for Growth identified in previous stages of the Core Strategy preparation have been subject to an assessment in order to determine their performance in sustainability terms, with reference to social, environmental and economic factors. These sites are split into three categories of sites:

1. Sites located around the urban area of Braintree;
2. Sites located around the urban area of Witham;
3. Sites suggested as a result of representations to the Core Strategy.

The rationale used for the sites assessments and the results of the assessments are set out within this Annex.

2 ALTERNATIVE LOCATIONS APPRAISALS

For the assessment of the alternative locations there was a need to devise a consistent methodology to ensure that all locations were appraised on a like for like basis.

The methodology for conducting the alternative locations appraisals was based on the Sustainability Framework, as set out in Annex C of this Environmental Report.

Table 1 sets out the SA/ SEA Objective, the indicators selected to assess the alternative locations, and the source utilised to assess each location against the indicators.

TABLE 1: ALTERNATIVE LOCATIONS METHODOLOGY

| SA/SEA Objective | Indicator | Source |
|--|--|---|
| 1) Create Safe Environments which do not undermine the quality of life or community cohesion | Will the site concentrate development near or within LSOAs in the most deprived 20% to 40% in the country? | Indices of Deprivation 2007 for Super Output Areas, Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/LeadAreaSearch.do?a=7&r=1&i=1001&m=0&s=1268847104937&enc=1&areaSearchText=braintree&areaSearchType=141&extendedList=true&searchAreas=Search |
| 2) To provide everyone with the opportunity to live in a decent home | Is the site proposal over the relevant thresholds for the application of the affordable housing policy? | Size of location in accordance with proposed Policy CS2. (Above 0.5ha in the Urban Areas and above 0.16ha in the Rural Areas) and location specific proposal in Core Strategy Submission Draft. |
| 3) To improve the health of the Districts residents and mitigate/reduce potential health inequalities. | Is it within 30 mins of a GP by walking or public transport? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/rdonlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |
| | Will it lead to a direct loss of public open space or recreational facility? | Braintree Green Spaces Strategy (September 2008) - Site Location Maps http://www.braintree.gov.uk/Braintree/planning/Planning+Policy/PPG17+Open+Space+Audit.htm |

| SA/SEA Objective | Indicator | Source |
|---|---|---|
| 4) To promote town centre vitality and viability | Is it within 30 mins of the retail centre by walking or public transport? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/onlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |
| 5) To achieve sustainable levels of prosperity and economic growth | Will it increase employment land availability? | Core Strategy Submission Draft |
| | Is the site proposed for mixed use development or employment? | Core Strategy Submission Draft |
| | Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)? | Essex County Council Arc GIS |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity (within 200m) to a SPA, SAC or Ramsar site? | Essex County Council Arc GIS |
| | Is the site on or in close proximity (within 200m) to a SSSI, or National Nature Reserve? | Essex County Council Arc GIS |
| | Is the site on or in close proximity (within 200m) to a Local Wildlife Site, Local nature Reserve or an area of Ancient Woodland? | Essex County Council Arc GIS |
| | Is the site safeguarded within the minerals local plan? | Arc GIS – layer provided by ECC Minerals and Waste Planning team |
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity (within 200m) to existing public transport route? | Essex County Council Arc GIS |
| 8) Promote accessibility. | Is it within 30 mins of the retail centre by walking or public transport? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/onlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |

| SA/SEA Objective | Indicator | Source |
|---|---|---|
| | Is the site proposed in a location with accessible natural green space and recreational facilities? | Braintree Green Spaces Strategy (September 2008) - Site Location Maps http://www.braintree.gov.uk/Braintree/planning/Planning+Policy/PPG17+Open+Space+Audit.htm |
| 9) To improve the education and skills of the population | Is it within 30 mins of a primary school by walking or public transport? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/rdonlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |
| | Is it within 30 mins of a secondary school by walking or public transport? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/rdonlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |
| 10) To maintain and enhance cultural heritage and assets within Braintree | Are there any listed buildings on adjacent to the site? | Essex County Council Arc GIS |
| | Is the site in or adjacent to a Conservation Area? | Essex County Council Arc GIS |
| | Is the site in or adjacent to a Historic Park and Garden? | Essex County Council Arc GIS |
| | Is the site in or adjacent to a Scheduled Monument? | Essex County Council Arc GIS |
| 11) To reduce contributions to climatic change | Will the scale of new development (greater than 10 dwellings or 1000m ² of non-residential floorspace) require the 10% of its energy supply to be met by decentralised, low-carbon or renewable sources? | Size of location and location specific proposal in Core Strategy Submission Draft |
| 12) To improve water quality | Is the site proposed within a groundwater source protection zone? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/rdonlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |

| SA/SEA Objective | Indicator | Source |
|--|---|---|
| | Is the site proposed within a water abstraction management area? | Braintree Baseline Annual Monitoring Report 2009/10. http://www.braintree.gov.uk/NR/rdonlyres/7192F359-278A-4E70-83BB-C3927B163A72/0/BraintreeMainReport2009to2010.pdf |
| 13) To reduce the risk of flooding | Does the site lie within Flood Risk Zones 2, 3a or 3b? | Essex County Council Arc GIS |
| 14) To improve air quality | Is the site proposed within an Air Quality Management Area (AQMA)? | UK Air Quality Archive http://www.airquality.co.uk/laqm/list.php |
| 15) To maintain and enhance the quality of landscapes and townscapes | Will the site lead to coalescence of urban extensions with nearby villages? | Essex County Council Arc GIS |

Table 2 to Table 5 display the results of the appraisals of the alternative locations. The first column of each appraisal sheet contains the Sustainability Objective, while the second column outlines the detailed indicators used to appraise each location. Locations were appraised in accordance with the following criteria:

| | |
|---|---|
| + | In conformity with the criterion |
| / | Partially meets the criterion / some constraints identified |
| - | In conflict with the criterion |
| 0 | Not relevant to the criterion |
| ? | Insufficient information available |

| SA/SEA Objective | Indicator | 1 – North of Bocking Church Street | 2 – East of Broad Road | 3 – East of A131 | 4 – East of Braintree Bypass | 5 – NW of Tye Green | 6 – NE of Black Notley | 7 – East of London Road | 8 – SW of Gt. Notley | 9 – East of Pods Brook Road | 10 – West of Pods Brook Road | 11 – West of Springwood | 12 – Land off Panfield Lane | 13 – East of Bocking Church Street |
|---|---|------------------------------------|------------------------|------------------|------------------------------|---------------------|------------------------|-------------------------|----------------------|-----------------------------|------------------------------|-------------------------|-----------------------------|------------------------------------|
| economic growth | Is the site proposed for mixed use development or employment? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | + | ? |
| | Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)? | / | / | - | - | - | / | / | - | / | / | - | / | - |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity (within 200m) to a SPA, SAC or Ramsar site? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site on or in close proximity (within 200m) to a SSSI, or National Nature Reserve? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site on or in close proximity (within 200m) to a Local Wildlife Site, Local nature Reserve or an area of Ancient Woodland? | + | + | / | - | + | + | + | + | / | - | / | + | + |
| | Is the site safeguarded within the minerals local plan? | 0 | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity (within 200m) to existing public transport route? | + | + | + | + | + | + | + | + | + | + | + | + | + |

| SA/SEA Objective | Indicator | 1 – North of Bocking Church Street | 2 – East of Broad Road | 3 – East of A131 | 4 – East of Braintree Bypass | 5 – NW of Tye Green | 6 – NE of Black Notley | 7 – East of London Road | 8 – SW of Gt. Notley | 9 – East of Pods Brook Road | 10 – West of Pods Brook Road | 11 – West of Springwood | 12 – Land off Panfield Lane | 13 – East of Bocking Church Street |
|--|---|------------------------------------|------------------------|------------------|------------------------------|---------------------|------------------------|-------------------------|----------------------|-----------------------------|------------------------------|-------------------------|-----------------------------|------------------------------------|
| 11) To reduce contributions to climatic change | Will the scale of new development (greater than 10 dwellings or 1000m ² of non-residential floorspace) require the 10% of its energy supply to be met by decentralised, low-carbon or renewable sources? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | + | ? |
| 12) To improve water quality | Is the site proposed within a groundwater source protection zone? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site proposed within a water abstraction management area? | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 13) To reduce the risk of flooding | Does the site lie within Flood Risk Zones 2, 3a or 3b? | - | - | - | + | - | - | + | + | - | - | - | + | - |
| 14) To improve air quality | Is the site proposed within an Air Quality Management Area (AQMA)? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| 15) To maintain and enhance the quality of landscapes and townscapes | Will the site lead to coalescence of urban extensions with nearby villages? | + | - | - | - | - | - | - | + | - | - | - | + | - |

| SA/SEA Objective | Indicator | 14 – West of Humber Road | 15 – East of Faulkbourne Road | 16 – North of Conrad Road | 17 – North of Rickstones Road | 18 – North of Forest Road | 19 – East of Forest Road | 20 – North of Eastways | 21 – Coleman's Farm | 22 – North of Wickham Bishops Road | 23 – South of A12 | 24 – Lodge Farm |
|---|---|--------------------------|-------------------------------|---------------------------|-------------------------------|---------------------------|--------------------------|------------------------|---------------------|------------------------------------|-------------------|-----------------|
| 5) To achieve sustainable levels of prosperity and economic growth | Will it increase employment land availability? | ? | ? | ? | ? | ? | + | + | ? | + | ? | ? |
| | Is the site proposed for mixed use development or employment? | ? | ? | ? | ? | ? | + | ? | ? | + | ? | ? |
| | Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)? | - | - | - | - | - | - | - | - | - | - | - |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity (within 200m) to a SPA, SAC or Ramsar site? | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site on or in close proximity (within 200m) to a SSSI, or National Nature Reserve? | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site on or in close proximity (within 200m) to a Local Wildlife Site, Local nature Reserve or an area of Ancient Woodland? | + | - | + | / | - | / | + | / | - | + | + |

| SA/SEA Objective | Indicator | 14 – West of Humber Road | 15 – East of Faulkbourne Road | 16 – North of Conrad Road | 17 – North of Rickstones Road | 18 – North of Forest Road | 19 – East of Forest Road | 20 – North of Eastways | 21 – Coleman's Farm | 22 – North of Wickham Bishops Road | 23 – South of A12 | 24 – Lodge Farm |
|---|---|--------------------------|-------------------------------|---------------------------|-------------------------------|---------------------------|--------------------------|------------------------|---------------------|------------------------------------|-------------------|-----------------|
| | Is the site safeguarded within the minerals local plan? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | - | 0 |
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity (within 200m) to existing public transport route? | / | / | + | + | + | + | - | / | - | - | + |
| 8) Promote accessibility | Is it within 30 mins of the retail centre by walking or public transport? | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site proposed in a location with accessible natural green space and recreational facilities? | + | + | + | + | + | + | ? | ? | + | ? | + |
| 9) To improve the education and skills of the population | Is it within 30 mins of a primary school by walking or public transport? | + | + | + | + | + | + | + | + | + | + | + |
| | Is it within 30 mins of a secondary school by walking or public transport? | + | + | + | + | + | + | + | + | + | + | + |
| 10) To maintain and enhance cultural heritage and assets within Braintree | Are there any listed buildings on adjacent to the site? | / | - | + | + | - | + | + | + | - | + | + |

| SA/SEA Objective | Indicator | 14 – West of Humber Road | 15 – East of Faulkbourne Road | 16 – North of Conrad Road | 17 – North of Rickstones Road | 18 – North of Forest Road | 19 – East of Forest Road | 20 – North of Eastways | 21 – Coleman's Farm | 22 – North of Wickham Bishops Road | 23 – South of A12 | 24 – Lodge Farm |
|--|---|--------------------------|-------------------------------|---------------------------|-------------------------------|---------------------------|--------------------------|------------------------|---------------------|------------------------------------|-------------------|-----------------|
| | Is the site in or adjacent to a Conservation Area? | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site in or adjacent to a Historic Park and Garden? | + | - | + | + | + | + | + | + | + | + | + |
| | Is the site in or adjacent to a Scheduled Monument? | - | + | + | + | + | + | + | + | + | + | + |
| 11) To reduce contributions to climatic change | Will the scale of new development (greater than 10 dwellings or 1000m ² of non-residential floorspace) require the 10% of its energy supply to be met by decentralised, low-carbon or renewable sources? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? |
| 12) To improve water quality | Is the site proposed within a groundwater source protection zone? | + | + | + | + | + | + | + | + | + | + | + |
| | Is the site proposed within a water abstraction management area? | - | - | - | - | - | - | - | - | - | - | - |
| 13) To reduce the risk of flooding | Does the site lie within Flood Risk Zones 2, 3a or 3b? | + | - | + | + | + | + | + | - | - | + | + |

TABLE 4: SITES PUT FORWARD BY DEVELOPERS 1 ALTERNATIVE GROWTH LOCATIONS

| SA/SEA Objective | Indicator | Andrews-field New Settlement (LDFRAY7) | Boxted Wood (LDFGRS1) | West Tey New Settlement (LDFEE7) | Former IFF industrial complex, Liston (LDFLIS1) | Land between Hatfield Peverel and Witham, South of the A12 (LDFHAT12) | Land off Forest Road (LDFRIV2) | North of Eastways (LDFRIV3) | Lodge Farm (LDFWIS6) |
|--|---|--|-----------------------|----------------------------------|---|---|--------------------------------|-----------------------------|----------------------|
| 1) Create Safe Environments which do not undermine the quality of life or community cohesion | Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country? | 0 | 0 | 0 | + | 0 | 0 | 0 | + |
| 2) To provide everyone with the opportunity to live in a decent home | Is the site proposal over the relevant thresholds for the application of the affordable housing policy? | ? | ? | ? | ? | ? | + | - | ? |
| 3) To improve the health of the Districts residents and mitigate/reduce potential health inequalities. | Is it within 30 mins of a GP by walking or public transport? | / | + | + | + | + | + | + | + |
| | Will it lead to a direct loss of public open space or recreational facility? | ? | ? | ? | + | + | 0 | ? | 0 |
| 4) To promote town centre vitality and viability | Is it within 30 mins of a retail centre by walking or public transport? | / | + | + | - | + | + | + | + |
| 5) To achieve sustainable levels | Will it increase employment land availability? | ? | ? | ? | ? | ? | + | + | ? |

| SA/SEA Objective | Indicator | Andrews-field New Settlement (LDFRAY7) | Boxted Wood (LDFGRS1) | West Tey New Settlement (LDFFE7) | Former IFF industrial complex, Liston (LDFLIS1) | Land between Hatfield Peverel and Witham, South of the A12 (LDFHAT12) | Land off Forest Road (LDFRIV2) | North of Eastways (LDFRIV3) | Lodge Farm (LDFWISE6) |
|---|---|--|-----------------------|----------------------------------|---|---|--------------------------------|-----------------------------|-----------------------|
| of prosperity and economic growth | Is the site proposed for mixed use development or employment? | ? | ? | ? | ? | ? | + | - | ? |
| | Would it avoid the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)? | - | - | - | / | - | - | / | - |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity to a SPA, SAC or Ramsar site? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + | + |
| | Is the site on or in close proximity to a SSSI, or National Nature Reserve? (Score red if on site, amber if within 200m) | + | + | + | / | + | + | + | + |
| | Is the site on or in close proximity to a County Wildlife Site, Local nature Reserve or an area of Ancient Woodland? (Score red if on site, amber if within 200m) | - | - | + | / | - | / | + | + |
| | Is the site safeguarded within the minerals local plan? | - | - | 0 | 0 | - | 0 | 0 | 0 |

| SA/SEA Objective | Indicator | Andrews-field New Settlement (LDFRAY7) | Boxted Wood (LDFGRS1) | West Tey New Settlement (LDFFE7) | Former IFF industrial complex, Liston (LDFLIS1) | Land between Hatfield Peverel and Witham, South of the A12 (LDFHAT12) | Land off Forest Road (LDFRIV2) | North of Eastways (LDFRIV3) | Lodge Farm (LDFWISE6) |
|---|---|--|-----------------------|----------------------------------|---|---|--------------------------------|-----------------------------|-----------------------|
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity to existing public transport route? | + | / | + | - | + | + | - | + |
| 8) Promote accessibility. | Is it within 30 mins of a retail centre by walking or public transport? | / | + | + | - | + | + | + | + |
| | Is the site proposed in a location with accessible natural green space? | ? | ? | ? | - | + | 0 | ? | 0 |
| 9) To improve the education and skills of the population | Is it within 30 mins of a primary school by walking or public transport? | + | + | + | - | + | + | + | + |
| | Is it within 30 mins of a secondary school by walking or public transport? | / | / | / | - | + | + | + | + |
| 10) To maintain and enhance cultural heritage and assets within Braintree | Are there any listed buildings on or adjacent to the site? (Score red if on site, amber if within 200m) | - | / | - | - | / | + | + | + |
| | Is the site in or adjacent to a Conservation Area? (Score red if on site, amber if within 200m) | / | + | + | + | + | + | + | + |

| SA/SEA Objective | Indicator | Andrews-field New Settlement (LDFRAY7) | Boxted Wood (LDFGRS1) | West Tey New Settlement (LDFEE7) | Former IFF industrial complex, Liston (LDFLIS1) | Land between Hatfield Peverel and Witham, South of the A12 (LDFHAT12) | Land off Forest Road (LDFRIV2) | North of Eastways (LDFRIV3) | Lodge Farm (LDFWIS6) |
|--|---|--|-----------------------|----------------------------------|---|---|--------------------------------|-----------------------------|----------------------|
| 13) To reduce the risk of flooding | Does the site avoid land which falls within Flood Risk Zones 2, 3a or 3b? | - | - | - | - | + | + | / | + |
| 14) To improve air quality | Is the site proposed within an Air Quality Management Area (AQMA)? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + | + |
| 15) To maintain and enhance the quality of landscapes and townscapes | Will the site lead to coalescence of urban extensions with nearby villages? | - | + | - | + | + | + | - | + |

TABLE 5: SITES PUT FORWARD BY DEVELOPERS 2 ALTERNATIVE GROWTH LOCATIONS

| SA/SEA Objective | Indicator | Land North of Conrad Road (LDFWIN1) | Land between Rayne / Great Notley / Braintree (LDFRAY2) | Hayeswood Farm, Great Notley (LDFBLA9/12) | Land adjacent to London Road, Great Notley (LDFBLA5) | SW of Great Notley (LDFGRN1) | Land to the north and west of Tye Green (LDFCRE4) | Land to the west of Panfield Lane (LDFBON13/BOS6/BOS8) |
|--|---|-------------------------------------|---|---|--|------------------------------|---|--|
| 1) Create Safe Environments which do not undermine the quality of life or community cohesion | Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country? | + | 0 | 0 | 0 | 0 | 0 | 0 |
| 2) To provide everyone with the opportunity to live in a decent home | Is the site proposal over the relevant thresholds for the application of the affordable housing policy? | + | ? | ? | ? | + | + | + |
| 3) To improve the health of the Districts residents and mitigate/reduce potential health inequalities. | Is it within 30 mins of a GP by walking or public transport? | + | + | + | + | + | + | + |
| | Will it lead to a direct loss of public open space or recreational facility? | - | - | ? | ? | 0 | + | 0 |
| 4) To promote town centre vitality and viability | Is it within 30 mins of a retail centre by walking or public transport? | + | + | + | + | + | + | + |
| 5) To achieve sustainable levels of prosperity and economic growth | Will it increase employment land availability? | + | ? | ? | ? | + | + | + |
| | Is the site proposed for mixed use development or employment? | + | ? | ? | ? | + | + | + |

| SA/SEA Objective | Indicator | Land North of Conrad Road (LDFWIN1) | Land between Rayne / Great Notley / Braintree (LDFRAY2) | Hayeswood Farm, Great Notley (LDFBLA9/12) | Land adjacent to London Road, Great Notley (LDFBLA5) | SW of Great Notley (LDFGRN1) | Land to the north and west of Tye Green (LDFCRE4) | Land to the west of Panfield Lane (LDFBON13/BOS6/BOS8) |
|---|---|-------------------------------------|---|---|--|------------------------------|---|--|
| | Would it avoid the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)? | - | / | / | - | - | - | / |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity to a SPA, SAC or Ramsar site? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| | Is the site on or in close proximity to a SSSI, or National Nature Reserve? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| | Is the site on or in close proximity to a County Wildlife Site, Local nature Reserve or an area of Ancient Woodland? (Score red if on site, amber if within 200m) | + | - | + | + | + | + | + |
| | Is the site safeguarded within the minerals local plan? | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity to existing public transport route? | + | + | + | + | + | + | + |
| 8) Promote accessibility. | Is it within 30 mins of a retail centre by walking or public transport? | + | + | + | + | + | + | + |
| | Is the site proposed in a location with accessible natural green space? | + | + | ? | ? | 0 | + | 0 |

| SA/SEA Objective | Indicator | Land North of Conrad Road (LDFWIN1) | Land between Rayne / Great Notley / Braintree (LDFRAY2) | Hayeswood Farm, Great Notley (LDFBLA9/12) | Land adjacent to London Road, Great Notley (LDFBLA5) | SW of Great Notley (LDFGRN1) | Land to the north and west of Tye Green (LDFCRE4) | Land to the west of Panfield Lane (LDFBON13/BOS6/BOS8) |
|---|---|-------------------------------------|---|---|--|------------------------------|---|--|
| 9) To improve the education and skills of the population | Is it within 30 mins of a primary school by walking or public transport? | + | + | + | + | + | + | + |
| | Is it within 30 mins of a secondary school by walking or public transport? | + | / | + | + | + | + | + |
| 10) To maintain and enhance cultural heritage and assets within Braintree | Are there any listed buildings on or adjacent to the site? (Score red if on site, amber if within 200m) | + | - | - | - | / | / | + |
| | Is the site in or adjacent to a Conservation Area? (Score red if on site, amber if within 200m) | + | / | + | + | + | + | + |
| | Is the site in or adjacent to a Historic Park and Garden? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| | Is the site in or adjacent to a Scheduled Monument? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| 11) To reduce contributions to climatic change | Will the scale of new development (greater than 10 dwellings or 1000m ² of non-residential floorspace) require the 10% of its energy supply to be met by decentralised, low-carbon or renewable sources? | ? | ? | ? | ? | + | + | + |

| SA/SEA Objective | Indicator | Land North of Conrad Road (LDFWIN1) | Land between Rayne / Great Notley / Braintree (LDFRAY2) | Hayeswood Farm, Great Notley (LDFBLA9/12) | Land adjacent to London Road, Great Notley (LDFBLA5) | SW of Great Notley (LDFGRN1) | Land to the north and west of Tye Green (LDFCRE4) | Land to the west of Panfield Lane (LDFBON13/BOS6/BOS8) |
|--|---|-------------------------------------|---|---|--|------------------------------|---|--|
| 12) To improve water quality | Is the site proposed within a groundwater source protection zone? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| | Is the site proposed in a Water Resource Management Unit where existing abstraction is causing unacceptable damage to the environment at low flows? | - | - | - | - | - | - | - |
| 13) To reduce the risk of flooding | Does the site avoid land which falls within Flood Risk Zones 2, 3a or 3b? | + | + | + | + | + | - | + |
| 14) To improve air quality | Is the site proposed within an Air Quality Management Area (AQMA)? (Score red if on site, amber if within 200m) | + | + | + | + | + | + | + |
| 15) To maintain and enhance the quality of landscapes and townscapes | Will the site lead to coalescence of urban extensions with nearby villages? | + | - | - | - | + | - | + |

TABLE 6: SITES PUT FORWARD BY DEVELOPERS 3 ALTERNATIVE GROWTH LOCATIONS

| SA/SEA Objective | Indicator | Fritchway Settlement (LDFBRC7) | East of Broad Road (LDFBON7) | Rayne (Springwood) (LDFBOS3) | Dorewards Hall (LDFBON1) | Towerlands (LDFBON12) | East of the A120 (LDFCRE6) |
|--|---|--------------------------------|------------------------------|------------------------------|--------------------------|-----------------------|----------------------------|
| 1) Create Safe Environments which do not undermine the quality of life or community cohesion | Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country? | 0 | 0 | + | 0 | + | 0 |
| 2) To provide everyone with the opportunity to live in a decent home | Is the site proposal over the relevant thresholds for the application of the affordable housing policy? | ? | ? | ? | ? | ? | ? |
| 3) To improve the health of the Districts residents and mitigate/reduce potential health inequalities. | Is it within 30 mins of a GP by walking or public transport? | + | + | + | + | + | + |
| | Will it lead to a direct loss of public open space or recreational facility? | + | ? | + | + | ? | ? |
| 4) To promote town centre vitality and viability | Is it within 30 mins of a retail centre by walking or public transport? | + | + | + | + | + | + |
| 5) To achieve sustainable levels of prosperity and economic growth | Will it increase employment land availability? | ? | ? | ? | ? | ? | ? |
| | Is the site proposed for mixed use development or employment? | ? | ? | ? | ? | ? | ? |
| | Would it avoid the loss of best and most versatile agricultural land (Grade 1, 2 and 3a)? | / | / | / | - | - | - |
| 6) To conserve and enhance the biological and geological diversity of the environment | Is the site in close proximity to a SPA, SAC or Ramsar site? (Score red if on site, amber if within 200m) | + | + | - | + | - | - |

| SA/SEA Objective | Indicator | Fritchway Settlement (LDFBRC7) | East of Broad Road (LDFBON7) | Rayne (Springwood) (LDFBOS3) | Dorewards Hall (LDFBON1) | Towerlands (LDFBON12) | East of the A120 (LDFCRE6) |
|---|---|--------------------------------|------------------------------|------------------------------|--------------------------|-----------------------|----------------------------|
| | Is the site on or in close proximity to a SSSI, or National Nature Reserve? (Score red if on site, amber if within 200m) | + | + | + | + | + | + |
| | Is the site on or in close proximity to a County Wildlife Site, Local nature Reserve or an area of Ancient Woodland? (Score red if on site, amber if within 200m) | - | + | + | + | + | / |
| | Is the site safeguarded within the minerals local plan? | 0 | - | / | 0 | 0 | 0 |
| 7) To promote more sustainable transport choices. | Is the site proposed in close proximity to existing public transport route? | + | + | + | + | + | / |
| 8) Promote accessibility. | Is it within 30 mins of a retail centre by walking or public transport? | + | + | + | + | + | + |
| | Is the site proposed in a location with accessible natural green space? | + | ? | + | + | + | ? |
| 9) To improve the education and skills of the population | Is it within 30 mins of a primary school by walking or public transport? | + | + | + | + | + | + |
| | Is it within 30 mins of a secondary school by walking or public transport? | + | / | + | + | + | + |
| 10) To maintain and enhance cultural heritage and assets within Braintree | Are there any listed buildings on or adjacent to the site? (Score red if on site, amber if within 200m) | / | / | / | - | / | / |
| | Is the site in or adjacent to a Conservation Area? (Score red if on site, amber if within 200m) | + | - | + | / | + | + |

| SA/SEA Objective | Indicator | Fritchway Settlement (LDFBRC7) | East of Broad Road (LDFBON7) | Rayne (Springwood) (LDFBOS3) | Dorewards Hall (LDFBON1) | Towerlands (LDFBON12) | East of the A120 (LDFCRE6) |
|--|---|--------------------------------|------------------------------|------------------------------|--------------------------|-----------------------|----------------------------|
| | Is the site in or adjacent to a Historic Park and Garden? (Score red if on site, amber if within 200m) | + | + | + | + | + | + |
| | Is the site in or adjacent to a Scheduled Monument? (Score red if on site, amber if within 200m) | + | + | + | + | + | + |
| 11) To reduce contributions to climatic change | Will the scale of new development (greater than 10 dwellings or 1000m ² of non-residential floorspace) require the 10% of its energy supply to be met by decentralised, low-carbon or renewable sources? | ? | ? | ? | ? | ? | ? |
| 12) To improve water quality | Is the site proposed within a groundwater source protection zone? (Score red if on site, amber if within 200m) | + | + | + | + | + | + |
| | Is the site proposed in a Water Resource Management Unit where existing abstraction is causing unacceptable damage to the environment at low flows? | - | - | - | - | - | - |
| 13) To reduce the risk of flooding | Does the site avoid land which falls within Flood Risk Zones 2, 3a or 3b? | - | - | + | - | + | + |
| 14) To improve air quality | Is the site proposed within an Air Quality Management Area (AQMA)? (Score red if on site, amber if within 200m) | + | + | + | + | + | + |
| 15) To maintain and enhance the quality of landscapes and townscapes | Will the site lead to coalescence of urban extensions with nearby villages? | - | - | - | - | - | - |

