

**Braintree District Council Pre-Submission Site Allocations and
Development Management Plan**

Sustainability Appraisal and Strategic Environmental Assessment

**Appraisal of Site Allocations – Annex D1: Braintree, Bocking &
High Garrett**

February 2014

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1. Introduction

1.1. Background

The Pre-Submission Site Allocation and Development Management Plan identifies sites to meet the Council development requirements over the plan period, and to identify areas which should be protected from unsuitable development.

Sites have been subject to SA/SEA and appraised using a proforma developed taking into account consultation comments from Statutory Consultees at the Scoping Report stage, the findings of the LDF Stakeholder Workshop (Jan 2012), the key issues of the area, and all relevant available information across a range of sustainability criteria. The proforma can be found in Annex C – Sustainability Framework accompanying this report.

The sites have been appraised against social, environmental and economic criteria in the proforma subject to available information. This responds to a desire to assess each site for reasonable and relevant alternative land uses. As such, negative or positive impacts may have been highlighted that are not relevant to the proposed use put forward for the site and should be discounted when considering certain uses and proposals.

Please note that the information used in the appraisal of sites was correct at the time that they were undertaken, and was used as consistently as possible across all sites.

It is acknowledged that some negative and uncertain impacts arising from the appraisal of sites may be addressed and mitigated through Development Management Policies in the Plan. Similarly, no negative impacts identified in the SA/SEA should be taken as a restriction to development, or basis for the rejection of applications. Negative impacts identified in the SA/SEA process are for the purposes of awareness only and can be viewed as issues to be addressed through applications going forward from this point.

Some sites and proposals have come forward and/or have been received by Place Services for appraisal, with an insufficient level of detail to determine certain impacts or an intended use. Never-the-less, these sites have been appraised as consistently and with as much detail as possible within this Annex.

2. Appraisal Matrices

2.1. Braintree & Bocking

2.1.1. Site: BOB1H (inc. BOB1EHAlt w/employment)

Address: Tabor House, Coggeshall Road, Braintree

Other info: PDL, Residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	/	/ 1500 incidences	+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing	Additional capacity in or of care homes	
	+	/	

3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP		Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+		-	+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0	/		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	++	++	- John Bunyan Infant - 60 places John Bunyan Junior 7 places		/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and	Groundwater protection zone.			Capacities in sewage network		
	0			/		

sewerage					
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.2. Site: BOB2

Address: Land adjoining Deerleap Way, Braintree

Other info: potential yield 13

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 614 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		/	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more	Cycleways		Footpaths		Distance to Bus	Distance to Railway

sustainable transport choices and uptake	0	0	Stops and Bus Regularity	Stations and Train Regularity	
			++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	++	++		+ Access to Deerleap Way	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++	+ Lyons Hall 12 places	+ Alec Hunter Humanities College 96 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/ - WCS (red)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.3. Site: BOB9

Address: Braintree, CM7 9BJ

Other Info: appraised for a range of uses inc. housing

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices

improve quality of life and community cohesion	0		/ - >1400		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		-	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		/ Great Bradfords Infant -5 places, Great Bradfords Junior -6 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.	Capacities in sewage network			
	0	/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)	Flooding from other sources			
	0	/ - within 225m of historic sewer flooding at CM7 9AX			
14) To improve air quality	Distance to A12 or A120	Impact on potentially Significant Junction for Air Quality			
	0	/ - in Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	0

2.1.4. Site: BOB20H

Address: Former Garage site at Falkland Court/Land north of Edinburgh Gardens

Other info: potential yield 12

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 740 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-	-	+
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		/	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	
	0	/	ADSL, WBC, FTTC, some LLU	

					DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0	Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
			++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Site access from Edinburgh Gardens. (Then via Mountbatten Rd or Marlborough Rd.)	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	++	++		- Great Bradfords Infant -5 places Great Bradfords Junior -6 places		+ Alec Hunter Humanities College 96 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/ - WCS (red)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals	
					/	

2.1.5. Site: BOB38H

Address: Clinic Site Coggeshall Road

Other info: PDL, Residential - potential yield 14

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1465 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access from Coggeshall Road	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development
	+		++		-	-

			John Bunyan Infant - 60 places John Bunyan Junior 7 places	Tabor Science College 2 places but 2.8 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	/		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.6. Site: BON1

Address: Land at Dorewards Hall

Other info: Greenfield, Urban extension to Braintree, can accommodate 500 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 320 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	-
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/ - FP28,29,30,31 cross site		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++ Although northern parts of the site are more isolated		++		+ Between Broad Road and Bocking Church Street	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development

	++	++	- Bocking Church Street Primary -14 Great Bradfords infant -5 places Great Bradfords Junio -6 places	- Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	/		/ - identified potential risk from overland flow and/or surface water runoff Within 150m of historic sewer flooding at CM7 5JN Within 350m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.7. Site: BON2

Address: Bocking Hockey Club, The Four Releet, Bocking Church Street, Bocking

Other info: Greenfield, Residential/Town Boundary Amendment

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/ 76 incidences	/
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes
	/		/

3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Sensitivities to local roads	Highways access
	+		0		/	/
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development
	-		+		- Bocking Church Street Primary has - 14 places	/ Tabor Science College 2 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		

13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources			
	0		/			
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality			
	0		Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	/	-	0	0	/	

2.1.8. Site: BON3

Address: Land to north and east of Harriett's Farm, Bocking Church Street

Other info: Greenfield, Inclusion within development boundary, development type not specified

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 94 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity

	0	/	++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	+	0		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	+	- Bocking Church Street Primary has - 14 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network		
			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	- pant river valley	-	0	0	/

2.1.9. Site: BON4

Address: Land off Convent Lane, Braintree

Other info: Greenfield, residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community	Provision / suitability for community facilities 0	Crime incidents in past year /	Nearest Post Offices +

cohesion				1176 incidences			
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes			
	/			/			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land	
	/	-		+		/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries			
	0			/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability		
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	
	0	0	0	0	0	0	
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0		/		++		-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access		
	++		++		/		
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	+	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places		/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)			
	--			0			

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.	Capacities in sewage network			
	0	/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)	Flooding from other sources			
	0	/ - identified potential risk from overland flow and/or surface water runoff Within 400m of historic sewer flooding at CM7 9AX			
14) To improve air quality	Distance to A12 or A120	Impact on potentially Significant Junction for Air Quality			
	0	Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.10. Site: BON5H/CH

Address: Land at Polly's Hill, Church Lane, Bocking

Other info: Greenfield, residential (40), care home

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year	Nearest Post Offices	
		/ 410 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		+	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-	+	/
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		/	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	
	0	+	ADSL, WBC, FTTC, some LLU	

					DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0	Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
			++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	-	++		- Bocking Church Street Primary has - 14 places		/ Tabor Science College 2 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				Within 475m of historic sewer flooding at CM7 5JN		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	/	-	0	0	/	

2.1.11. Site: BON6

Address: Land to west of High Garrett, Broad Road, Bocking

Other info: Greenfield, residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 76 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	-
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	/		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	+		0		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	+		-	/	

			Bocking Church Street Primary has - 14 places	Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network		
			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.12. Site: BON7MAIt

Address: Land at Highfield Stile Farm and Straits Mill Road, Braintree

Other info: Greenfield/PDL, Mixed Use - Residential/Employment

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities /	Crime incidents in past year / 624 incidences	Nearest Post Offices /	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing /		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land / contaminated
4) To promote the vitality and viability of all service centres throughout the	Increase in retail floorspace /		Distances to primary shopping area boundaries /	

District						
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/ FP34,35,36 on site		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		- Further access junctions on the A131 would not be permitted	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/ - identified potential risk from overland flow and/or surface water runoff Within 475m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		

	0			Those In Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.13. Site: BON8

Address: Braintree CM7 5ND

Other Info: Employment B1, B2, B8

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ >200		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries		
				/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0		Footpaths 0		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
					++	-
8) Promote accessibility and	Accessible location?		Rail links?		Highways access	

ensure the necessary transport infrastructure to support new development	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		0 Bocking Church Street Primary -14 places	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	--			/ - Within 225m of historic sewer flooding at CM7 5JN		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	/	0	0	0	

2.1.14. Site: BON9

Address: Land at Straits Mill, Convent Lane, Braintree

Other info: PDL, Residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/ 612 incidences	/
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes
	/		/

3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP		Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land	
	/		-		+		/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries			
	0				/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)			Distances to employment sites (B1, B2, B8)		Broadband availability		
	/			/		ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?		
	0	0	0	0	0	0		
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
	/		/		++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?			Rail links?		Highways access		
	++			++		/		
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	++		++		- Great Bradfords Infant -5 places Great Bradfords Junior -6 places		/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)			
	/				0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.							
12) To improve water quality and address water scarcity and	Groundwater protection zone.				Capacities in sewage network			
	0				/			

sewerage					
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources
	0				/ - identified potential risk from overland flow and/or surface water runoff
14) To improve air quality	Distance to A12 or A120				Impact on potentially Significant Junction for Air Quality
	0				Those In Braintree
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.15. Site: BON10

Address: Four Releet Meadow, Fronting Church Street Bocking, High Garrett

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts						
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0		Crime incidents in past year			Nearest Post Offices	
			/ 75 incidences			/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes			
	/			/			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land	
	/	-		+		/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries			
	0			/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)			Broadband availability	
	0		/			ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	Impact on potential brownfield habitats
	0	0	0	0	0	0	

7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /	Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity -	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? +	Rail links? 0		Highways access /	
9) To improve the education and skills of the population	Distance to a primary school -	Distance to a secondary school +	Capacity in nearest primary school to support the size of development - Bocking Church Street Primary has -14 places	Capacity in nearest secondary school to support the size of development / Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network /		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA /	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.16. Site: BON11

Address: Land at Straits Mill, Convent Lane, Braintree

Other info: PDL, Leisure

Sustainability	Key Criteria / Impacts
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Objective						
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 612 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	0	-		-	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries		
				/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		0	0	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.	Capacities in sewage network			
	0	/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)	Flooding from other sources			
	/	/ - identified potential risk from overland flow and/or surface water runoff 0m of historic sewer flooding at CM7 9AX			
14) To improve air quality	Distance to A12 or A120	Impact on potentially Significant Junction for Air Quality			
	0	Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	+	0	0	/

2.1.17. Site: BON12MAIt

Address: Land between Panfield Lane and Deanery Hill, Braintree

Other info: Greenfield, Mixed Use - Residential, leisure, hotel, equestrian, golf, commercial, estimate capacity 500 dwelling (SHLAA)

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	/	/ 351 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		/	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-	++	0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	/		/	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	
	-	+	ADSL, WBC, FTTC, some LLU	

					DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths	Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity		
		/ FP42 runs along southern boundary of site	++	-		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++ Although western parts of the site are more isolated		++		- Single carriage country road	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	-	++	- Bocking Church Street Primary has - 14 places		- Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	-	-	0	0	/	

2.1.18. Site: BON13

Address: Land at Park Farm, West of Panfield Lane, Braintree (Growth Location)

Other info: Greenfield, Special Landscape Area (Part of larger scheme)

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 990 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	0			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	0	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
				/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		0	0	

10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/ WCS (yellow)		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	+ although highly sensitive LCA SLA designation will enhance protection	+ Greenfield but no development proposed			0

2.1.19. Site: BON14

Address: Land to rear of 21-33 Lyonshall Road, High Garrett, Braintree

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 33 incidences	Nearest Post Offices /	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing /		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /
4) To promote the vitality and viability of	Increase in retail floorspace		Distances to primary shopping area boundaries	

all service centres throughout the District	0				/	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
					ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/		++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	+		0		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	-	+		- Bocking Church Street Primary has - 14 places		/ Tabor Science College 2 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		

15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.20. Site: BON15

Address: BMX Track and land, Panfield Lane, Braintree

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 428 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	/		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake/	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++ Although western parts of the site are more isolated		++		/	

9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	++	- Bocking Church Street Primary has - 14 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.21. Site: BON16

Address: CM7 9RU

Other Info: Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	/	/ - 800	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	/		0	
3) To improve the health of the District's residents	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space,	Contaminated land

and mitigate/reduce potential health inequalities					allotments.			
	/		--		-		0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries			
	0				/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)			Distances to employment sites (B1, B2, B8)			Broadband availability	
	0			/			/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?		
	0	0	0	0	0	0		
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
	0		0		++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?			Rail links?			Highways access	
	++			++			/	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	+		++		- Great Bradfords Infant -5 places, Great Bradfords Junior -6 places		/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)			
	0				0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.							
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network			
	0				/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources			
	0				/			

14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality			
	0		/ - in Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	/	0	0	0	

2.1.22. Site: BON17

Address: Land at Deanery Hill, Bocking

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 317 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	/		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/		++	
					-	

8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	+	++		- Bocking Church Street Primary has - 14 places		/ Tabor Science College 2 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				Within 225m of historic sewer flooding at CM7 5JN		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	-	-	0	0	/	

2.1.23. Site: BON19

Address: Former Landfill at Bovingdon Road, Bocking

Other info: PDL, Residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 254 incidences	Nearest Post Offices /

2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes			
	/		/			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	/ contaminated	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/ Bus Service less than 5 days a week		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/ Bus Service less than 5 days a week		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		0		+ Access from Bovingdon Road	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		- Bocking Church Street Primary has - 14 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0	Capacities in sewage network /			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) /	Flooding from other sources Within 400m of historic sewer flooding at CM7 5JN			
14) To improve air quality	Distance to A12 or A120 0	Impact on potentially Significant Junction for Air Quality Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA -	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.24. Site: BON29

Address: St Francis Place, Broad Road

Other info: SHLAA large site, brownfield, housing - a further 15 dwellings (SHLAA)

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 1176 incidences	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing ++		Additional capacity in or of care homes 0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land 0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0		Distances to primary shopping area boundaries /	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0	Distances to employment sites (B1, B2, B8) /	Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled	

6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity -	
	Accessible location? ++		Rail links? ++		Highways access + Access from Convent Hill	
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development - John Bunyan Infant - 60 places John Bunyan Junior 7 places	Capacity in nearest secondary school to support the size of development / Tabor Science College 2 places	
	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology --			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /		
	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources Within 400m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality Those In Braintree		
	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

2.1.25. Site: BON30

Address: 48-54 Church Street Bocking

Other info: SHLAA yield of 10 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 230 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		- constrained access	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development
	++		++		-	+

			Bocking Church Street Primary has - 14 places	Tabor Science College 2 places and 2 places required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		Within 125m of historic sewer flooding at CM7 5JN		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	0	0	0	/

2.1.26. Site: BON32H

Address: Christy House and Chantry House, Church Street

Other info: SHLAA – yield of 10 dwellings, brownfield

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 317 incidences	/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-	+	0
4) To promote the vitality and viability of	Increase in retail floorspace		Distances to primary shopping area boundaries	

all service centres throughout the District	0					
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
					ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/ FP65 crosses site		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access from Church Street	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development
	+		++		- Bocking Church Street Primary has - 14 places	+ Tabor Science College 2 places and 2 places required
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)	
	-				0	
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network	
	0				/	
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources	
	0				Within 50m of historic sewer flooding at CM7 5JN	
14) To improve air quality	Distance to A12 or A120				Impact on potentially Significant Junction for Air Quality	

	0			Those In Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.1. Site: BON34X

Address: CM7 9RT

Other info: Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 731 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/ Further information needed			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity

	/	/	++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access
	++		++		/
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++	/	/	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)	
	/			0	
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network 0	
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources N/A	
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality 0	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.2. Site: BON35X

Address: CM7 5LR

Other info: Residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	/	/	/
		302 incidences	
2) To provide	Delivery of affordable housing	Additional capacity in or of care homes	

everyone with the opportunity to live in a decent home	/ Further information needed			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		-		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		/	/	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					

12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources N/A		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality 0		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA /	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.3. Site: BON36X

Address: CM7 5SR

Other info: Dev Boundary Amendment

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities /	Crime incidents in past year / 310 incidences	Nearest Post Offices /	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing / Further information needed		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land 0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0		Distances to primary shopping area boundaries /	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0	Distances to employment sites (B1, B2, B8) +	Broadband availability BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband /	

					Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? -
7) To promote more sustainable transport choices and uptake	Cycleways /		Footpaths /		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity -
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? -		Highways access /	
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++	Capacity in nearest primary school to support the size of development /		Capacity in nearest secondary school to support the size of development /	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology -- Scheduled Monument and Listed Building			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality 0		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA /	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

2.1.4. Site: BOS1

Address: Walled Garden of Wentworth House, 87 Bradford Street, Braintree

Other info: PDL, residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1257 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	

	+	++	- John Bunyan Infant - 60 places John Bunyan Junior 7 places Great Bradfords Infant -5 places Great Bradfords Junior -6 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		Within 225m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.5. Site: BOS2

Address: Land Adjoining Fairacres, 76 Church Lane, Bocking

Other info: Greenfield, residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 1439 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	/		/	
3) To improve the health of the District's residents and	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space,	Contaminated land

mitigate/reduce potential health inequalities					allotments.			
	/		-		+		/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries			
	0				/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)			Broadband availability		
	0		/			ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?		
	0	0	0	0	0	/		
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
	0		/		++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?			Highways access		
	++		++			/		
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development		
	-	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places		/ Tabor Science College 2 places		
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)			
	0				0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.							
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network			
	0				/			
13) To reduce the	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources			

risk of flooding	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	/	-	0	0	/

2.1.6. Site: BOS3E (inc. BOS3HEAlt w/residential)

Address: Land west of Springwood Industrial Estate, CM7 2QT

Other Info: B1, B2, B8

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ >500		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		+		/ ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	-	0	0	0	0	0
7) To promote more sustainable transport	Cycleways	Footpaths		Distance to Bus Stops and Bus		Distance to Railway Stations and Train

choices and uptake	0	0	Regularity	Regularity	
			++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	++	++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++	- St Michael's CoE -16 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	0	0	+

2.1.7. Site: BOS4

Address: CM7 2YN

Other Info: B1, B2, B8

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices

improve quality of life and community cohesion	/		/ >1600		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries		
				/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
				++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		0 St Michael's CoE -16 places	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					

climatic change					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.	0	Capacities in sewage network		
			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)	0	Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120	0	Impact on potentially Significant Junction for Air Quality		
			/ in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	0	0	0

2.1.8. Site: BOS5H

Address: Government Buildings, Panfield Lane, Braintree

Other info: PDL Residential, SHLAA – potential yield 32

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year	Nearest Post Offices	
		/ 1376 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	++	-	+	0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	
	0	/	ADSL, WBC, FTTC, some LLU DSL broadband enabled	

6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	Proposed cycleway runs adjacent to the site	/ FP66 runs adjacent to the site		++	++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Site access from Panfield Lane.	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places	- Tabor Science College 2 places 2.8 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/- WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		
15) To maintain and enhance the quality of landscapes and	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	

townscapes	0	+	0	0	/
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2.1.9. Site: BOS6H

Address: Land adjacent to Tabor High School, Panfield Lane, Braintree (Growth Location)

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1054 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	0			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	0	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	/		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills	Distance to a primary		Distance to a		Capacity in nearest primary school to	Capacity in nearest secondary school to

of the population	school	secondary school	support the size of development	support the size of development	
	++	++	0	++	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	/		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.10. Site: BOS7

Address: Land adjacent to "Kynance", Panfield Lane, Braintree (Within Growth location)

Other info: Greenfield, residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 990 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	/		/	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-	+	/
4) To promote the	Increase in retail floorspace		Distances to primary shopping area boundaries	

vitality and viability of all service centres throughout the District	0					
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/		++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	
	+		++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)	
	0				0	
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network	
	0				/	
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources	
	0				/	
14) To improve air quality	Distance to A12 or A120				Impact on potentially Significant Junction for Air Quality	

	0			Those In Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.11. Site: BOS8(H) – Core Strategy Growth location

Address: Land at Park Farm, West of Panfield Lane, Braintree (Growth Location)

Other info: Greenfield, mixed use residential – 600 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	+		/ 531 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	/		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	-
8) Promote accessibility and ensure the necessary transport	Accessible location?		Rail links?		Highways access	
	++		++		+	

infrastructure to support new development						
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	-	-	0	0	/	

2.1.12. Site: BOS8B

Address: Land at Park Farm, West of Panfield Lane, Braintree (Growth Location)

Other info: Greenfield, employment (part of larger scheme)

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/ 531 incidences	+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing	Additional capacity in or of care homes	
	0	0	

3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP 0	Distances to accessible natural greenspace 0		Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace /			Distances to primary shopping area boundaries /		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) /		Distances to employment sites (B1, B2, B8) +		Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity -	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++		Highways access /	
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development 0	Capacity in nearest secondary school to support the size of development 0	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology /			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network / - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources / - identified potential risk from overland flow		

		and/or surface water runoff			
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.13. Site: BOS10H

Address: Land rear of 49 to 57 Church Lane, Bocking

Other info: SHLAA – brownfield, 23 potential yield

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 509 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land
	/	-		-		/
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/ FP66 runs adjacent to the site		++	
					-	

8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Site accessed from Church Lane	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places but 6.9 required	- Tabor Science College 2 places but 4.6 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network / - WCS		
	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources Within 475m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality Those In Braintree		
	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

2.1.14. Site: BOS11

Address: Land off Williams drive (Brook Meadow)

Other info: SHLAA – Greenfield, potential yield 14 dwellings

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
		/	+

cohesion			1439 incidences			
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes			
	+		0			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries			
	0		/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0 footpath diverted		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access from Williams Drive	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		- John Bunyan Infant - 60 places John Bunyan Junior 7 places but 4.2 required	- Tabor Science College 2 places but 2.8 required	
10) To maintain and enhance cultural heritage and assets	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		

within the District	/			0	
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/ - WCS		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		Within 250m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	-	0	0	/

2.1.15. Site: BOS16H

Address: Land at Harkilees Way, CM75QQ

Other Info: Residential – 10 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ - >1200	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	+	-	-	0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	
	0	+	/ - ADSL, WBC, FTTC, some	

					LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? /
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths	Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity		
		/	++	-		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	+	++	- John Bunyan Infant - 60 places, John Bunyan Junior 7 places forecasted & 3 places required		+ Tabor Science College 2 places forecasted and 2 places required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/ - within 375m of historic sewer flooding at CM7 9AX		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals 0	

2.1.16. Site: BOS33

Address: Land adj First Stop Centre Bocking

Other info: SHLAA residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 1449 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/ FP66 adjacent to site		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		- (Site potentially accessed from Bocking End)	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	

	++	++	- John Bunyan Infant - 60 places John Bunyan Junior 7 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network /		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.17. Site: BOS34X -

Address: CM7 2QY

Other info: Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities /	Crime incidents in past year / 1057 incidences	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing / Further information needed		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land

potential health inequalities	++		-		+		0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries			
	0				+			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)			Broadband availability		
	0		+			BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?		
	0	0	0	0	0	0		
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	
	/		/		++		-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?			Highways access		
	++		++			/		
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	+		++		/		/	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)			
	0				0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.							
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network			
	0				0			
13) To reduce the	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources			

risk of flooding	0			N/A	
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality 0	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.18. Site: BRC31H & BRC1H

Address: CM7 3GB

Other Info: Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ - >1400		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	/ Within 250m historic landfill	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of	Capacity in nearest secondary school to support the size of

of the population			development	development	
	+	++	- St Michael's CoE -16 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	0

2.1.19. Site: BRC2

Address: Field Archaeology Unit, Fairfield Road, Braintree (Site within DB)

Other info: PDL, residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 1483 incidences	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing /		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP ++	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /
4) To promote the	Increase in retail floorspace		Distances to primary shopping area boundaries	

vitality and viability of all service centres throughout the District	0				+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	/	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		/		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	-	++		- St Michaels CoE -16 places		/ Tabor Science College 2 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/ - WCS (red)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		

15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /
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2.1.20. Site: BRC3MAIt

Address: Land at East Street, Braintree

Other info: PDL, residential/mixed use

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 1625 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/					
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		+	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/		++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	

9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++	- Great Bradfords Infant -5 places Great Bradfords Junior -6 places	/ Alec Hunter 96 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.21. Site: BRC4RG (inc. BRC4MAIt)

Address: Land South of Rayne Road (Somerfields), Braintree

Other info: PDL, mixed-use

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	/	/ 1283 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	/		/	
3) To improve the health of the District's	Distance to nearest	Distances to accessible natural	Loss of recreation (formal / informal),	Contaminated land

residents and mitigate/reduce potential health inequalities	GP		greenspace		open space, allotments.		
	++		-		+		/
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries		
	/				+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability		
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	
	0	0	0	0	0	0	
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0		/		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access		
	++		++		/		
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	+	++		- St Michaels CoE School -16 places		/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)			
	--			0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.						
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network			
	0			/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources			
	0			/			

14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	/	

2.1.22. Site: BRC4RTC

Address: George Yard, Braintree, CM7 1RB

Other Info: Retail

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ - >1300		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			++		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0		++	++	

8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		0 St Michael's CoE -16 places	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	/	0	0	0	

2.1.23. Site: BRC5RG & BRC5RTC

Address: Land between Manor Street and Victoria Street, Braintree

Other info: PDL, retail / regeneration area

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/ 1483 incidences	+
2) To provide	Delivery of affordable housing		Additional capacity in or of care homes

everyone with the opportunity to live in a decent home	0			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP 0	Distances to accessible natural greenspace -		Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace +			Distances to primary shopping area boundaries +		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8) /		Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /		Distance to Bus Stops and Bus Regularity ++		Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++		Highways access +	
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development 0		Capacity in nearest secondary school to support the size of development 0
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology --			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /		

13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	/	

2.1.24. Site: BRC6H

Address: CM7 2QA

Other Info: Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0		Crime incidents in past year		Nearest Post Offices	
			/ - >1300		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes 0		
	+					
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land
	++	-		- (allotments)		0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries		
				+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8)		Broadband availability	
			+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0

7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0	Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	++	++		+	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++	- John Bunyan Infant - 60 places, John Bunyan Junior 7 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/ 80% PDL, 20% Greenfield	0	0	0

2.1.25. Site: BRC7AX

Address: CM77 6GE

Other info: N/A

Sustainability	Key Criteria / Impacts
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Objective						
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 555 incidences		/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/ Further information needed			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development
	/		++		/	/

	Less than 50% within 800m				
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality /		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA -	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.1.26. Site: BRC7B

Address: Land west of Pod's Brook Road, Braintree

Other info: Greenfield, Football Club

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 936 incidences	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0		Additional capacity in or of care homes 0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP 0	Distances to accessible natural greenspace 0	Loss of recreation (formal / informal), open space, allotments. ++	Contaminated land / Area of suspected historic landfill east of Pod's Brook

4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0		Distances to use classes A1, A2, A3 and A4 where identified.		Distances to primary shopping area boundaries /	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8) /		Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled	
	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS -	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways /	Footpaths / Flitch Way and FP70 and FP73 cross site (7A-D)		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity -	
	Accessible location? ++		Rail links? ++		Highways access + Between Rayne Road and A120	
9) To improve the education and skills of the population	Distance to a primary school ++	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development 0	Capacity in nearest secondary school to support the size of development 0	
	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /		
	Flood Zone 2 / Flood Zone 3 (a/b) -			Flooding from other sources / - identified potential risk from overland flow and/or surface water runoff		
14) To improve air	Distance to A12 or A120			Impact on potentially Significant Junction for Air		

quality	Quality				
	Those In Braintree				
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.27. Site: BRC7C

Address: Land East of Pod's Brook Road, Braintree

Other info: Greenfield, tennis club

Sustainability Objective	Key Criteria / Impacts							
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0		Crime incidents in past year			Nearest Post Offices		
			/ 1014 incidences			+		
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0				Additional capacity in or of care homes 0			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP 0	Distances to accessible natural greenspace 0		Loss of recreation (formal / informal), open space, allotments.		Contaminated land		
				++		/ Area of suspected historic landfill east of Pod's Brook		
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0				Distances to primary shopping area boundaries			
					/			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8)			Broadband availability		
			/			ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS /	Distance to Ancient Woodland 0	Presence of TPOs on site?	Impact on potential brownfield habitats	
						-		
7) To promote more sustainable transport choices	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity	

and uptake	0	/ Flitch Way and FP70 and FP73 cross site (7A-D)	++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	++	++		+ Between Rayne Road and A120	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++	0	0	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	-		/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.28. Site: BRC7D

Address: Land west of Braintree Town

Other info: Greenfield, urban extension

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices

improve quality of life and community cohesion	0		/ 291 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	/ Area of suspected historic landfill east of Pod's Brook	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	/ Flitch Way and FP70 and FP73 cross site (7A-D)		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++ Western parts of the site more isolated in Rayne		++		+ Between Rayne Road and A120	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		/ St Michaels CoE -16 places Notley Green Primary 11 places	- Notley High School -20 places	
10) To maintain and	Impact on Scheduled Monument / Listed			Protected Lanes (Grade 1 and 2)		

enhance cultural heritage and assets within the District	Building / Conservation Area / Historic Park or Garden / Archaeology		0		
	/				
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	-		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	-	-	0	0	/

2.1.29. Site: BRC7E

Address: Land between London Road, A120 and Pod's Brook Road, Braintree

Other info: Greenfield, sport

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 1014 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	0		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	0	0	+	/
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		/	

5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8) /		Broadband availability	
					ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS /	Distance to Ancient Woodland 0	Presence of TPOs on site?
						-
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity	
					-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	+	++		0		0
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	-			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120 -			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	/ Felsted	-	0	0	/	

	Farmland Plateau			
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2.1.30. Site: BRC7H

Address: CM7 2AS

Other info: Residential element

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 992 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++ 150			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		-	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	/	0	-
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	-
8) Promote	Accessible location?		Rail links?		Highways access	

accessibility and ensure the necessary transport infrastructure to support new development	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	+	++		-		+
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			N/A		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	-			/		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	/	-	0	0	/	

2.1.31. Site: BRC8H

Address: William Julian Courtauld Hospital Site, London Road

Other info: Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 107 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		0	
3) To improve the health of the District's	Distance to nearest	Distances to accessible natural	Loss of recreation (formal / informal),	Contaminated land

residents and mitigate/reduce potential health inequalities	GP		greenspace		open space, allotments.		/ No identified contamination. However some may be present due to current use of site.
	+		-		+		
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace				Distances to primary shopping area boundaries		
	0				+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)			Broadband availability	
	0		/			ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	
	0	0	0	-	0	/	
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0		0 Note: Northern boundary of site adjoins Flitch Way		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?			Highways access	
	++		++			+ Access from London Road	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	++	++		- Michaels CoE -16 places		- Notley High School -20 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)			
	/			0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.						
12) To improve water	Groundwater protection zone.			Capacities in sewage network			

quality and address water scarcity and sewerage	0			0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	/	

2.1.32. Site: BRC9RTC

Address: Tesco's Braintree, CM77 8AA

Other Info: Retail

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ - >600		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0 No change			Distances to primary shopping area boundaries		
				++		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?

geological diversity of the environment	0	0	0	/	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0		++	-	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		0 St Michael's CoE -16 places	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	/	0	0	0	

2.1.33. Site: BRC10RTC

Address: Sainsbury's, Braintree CM7 1XH

Other Info: Retail

Sustainability Objective	Key Criteria / Impacts		
1) Create safe	Provision / suitability for	Crime incidents in past year	Nearest Post Offices

environments which improve quality of life and community cohesion	community facilities					
	/		/ - >1400		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0 No change			Distances to primary shopping area boundaries		
				+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
				++	++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		0 St Michael's CoE -16 places	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.	Capacities in sewage network			
	0	/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)	Flooding from other sources			
	0	/			
14) To improve air quality	Distance to A12 or A120	Impact on potentially Significant Junction for Air Quality			
	0	/ - in Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	/	0	0

2.1.34. Site: BRC30H

Address: Telephone Exchange South Street

Other info: PDL, SHLAA – Yield potential 14 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year		Nearest Post Offices
	0	/ 1443 incidences		+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	+	-	-	/ Within 250 of historic landfill site
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)		Broadband availability
	0	/		ADSL, WBC, FTTC, some LLU DSL broadband enabled

6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS -	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++	
	Accessible location? ++		Rail links? ++		Highways access + Access from South Street	
9) To improve the education and skills of the population	Distance to a primary school -	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development - St Michaels CoE -16 places John Ray infant school -18 places John Ray junior school 24 places	Capacity in nearest secondary school to support the size of development - Notley High School -20 places	
	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network / - WCS (red)		
	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality Those In Braintree		
	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

2.1.35. Site: BRC31H

Address: CM7 3GB

Other Info: Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ - >1400		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	/ Within 250m historic landfill	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development

	+	++	- St Michael's CoE -16 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	--		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	0

2.1.36. Site: BRC34H

Address: Kwik Fit/ Builders yard adj the Mulberries South Street

Other info: PDL, SHLAA – potential yield 20 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 1505 incidences	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	++	-	+	/ adjacent area has contamination. Also within 250m of historic landfill

4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries +		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8)		Broadband availability	
			+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS -	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0		Footpaths 0		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++		Highways access + Access from South Street	
9) To improve the education and skills of the population	Distance to a primary school -	Distance to a secondary school ++	Capacity in nearest primary school to support the size of development - St Michaels CoE -16 places		Capacity in nearest secondary school to support the size of development - Notley High School -20 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality Those In Braintree		

15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /
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2.1.37. Site: BRC35

Address: Plumbase site Station Approach

Other info: PDL, SHLAA potential yield 16 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1364 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		+	/ Bte/429 – Glass/brick/tile manufactureWithin 250m of historic landfill	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	/	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++

8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access off Station Approach	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	++		- John Ray infant school -18 places John Ray junior school 24 places	+ Alec Hunter Humanities College 96 places only 3.2 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network / WCS (yellow)		
	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality Those In Braintree		
	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

2.1.38. Site: BRC36H

Address: Garage South Street

Other info: PDL, SHLAA potential yield 31 dwellings

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/	+

cohesion			1551 incidences			
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes			
	++		0			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries			
	0		+			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access from South Street	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	-	++		- John Ray infant school -18 places John Ray junior school 24 places		+ Alec Hunter Humanities College 96 places and only 6.2 required
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)			
	0		0			
11) To reduce contributions to	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					

climatic change					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0	Capacities in sewage network			
		/ WCS			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0	Flooding from other sources			
		/			
14) To improve air quality	Distance to A12 or A120 0	Impact on potentially Significant Junction for Air Quality			
		Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
		+	0	0	/

2.1.39. Site: BRC37H

Address: Land East of Station Approach Braintree

Other info: PDL, SHLAA potential yield 40 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year		Nearest Post Offices
		/ 1560 incidences		+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	++	-	+	/ Site is however within 250m of historic landfill site
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)	Broadband availability	

economic growth	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0	Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity		
				++		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++		Highways access + Access from Station Approach	
	Distance to a primary school -		Distance to a secondary school ++		Capacity in nearest primary school to support the size of development - John Ray infant school -18 places John Ray junior school 24 places	
9) To improve the education and skills of the population					Capacity in nearest secondary school to support the size of development + Alec Hunter Humanities College 96 places and only 8 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals	
					/	

2.1.40. Site: BRC76H

Address: Crossman House Station Approach Braintree

Other info: SHLAA – brownfield, potential yield 10 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1560 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		+	/ Glass/Brick/Tile manufacturing previously on site and within 250m of historic landfill	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	0	0		++	++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+ Access from Station Approach	

9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	++	- John Ray infant school -18 places John Ray junior school 24 places	/ Alec Hunter Humanities College 96 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network		
			/ - WCS (red)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.41. Site: BRC77H

Address: Timber Yard east of Crossman House, Station Approach, Braintree, CM7 3QA

Other Info: Residential – 10 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ - >1500	+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		0	
3) To improve the health of the District's residents	Distance to nearest GP	Distances to accessible natural	Loss of recreation (formal / informal), open space,	Contaminated land

and mitigate/reduce potential health inequalities	++		greenspace		allotments.		0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries			+
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability		
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	
	0	0	0	0	0	0	
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0		0		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access		
	++		++		/		
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	-	++		- John Ray infant school -18 places, John Ray junior school 24 places & 3 places required		+ Alec Hunter 96 places forecasted & 2 places required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)			
	0			0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.						
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network			
	0			/ - WCS (red)			
13) To reduce the	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources			

risk of flooding	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	0	0	0

2.1.42. Site: BRC80

Address: CM7 2RH

Other Info: B1, B2, B8

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ - >900		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	0		0	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries		
				/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	/	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity

	0	0	++	-		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development	
	++		++		0 St Michael's CoE -16 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Capacity in nearest secondary school to support the size of development	
	--				0 Tabor Science College 2 places	
11) To reduce contributions to climatic change	Protected Lanes (Grade 1 and 2)					
	0					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacity in nearest secondary school to support the size of development	
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Protected Lanes (Grade 1 and 2)	
	0				0	
14) To improve air quality	Distance to A12 or A120				Impact on potentially Significant Junction for Air Quality	
	0				/ - in Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	/	0	0	0	

2.1.43. Site: BRC81H

Address: Land rear of 37-45 Clare Road, Braintree, CM7 2PB

Other Info: Residential – 12 dwellings

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	/	/ - >1100	+

2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes			
	++		0			
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	--		-	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	--	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	-
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		- St Michaels CoE -16 places & 4 required	0 Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water	Groundwater protection zone.			Capacities in sewage network		

quality and address water scarcity and sewerage	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	0	0	0

2.1.44. Site: BRC82H

Address: CM7 3YS

Other info: Appraised for 10 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year		Nearest Post Offices
	0	/ 1445 incidences		+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	+	-	+	0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)	Distances to employment sites (B1, B2, B8)		Broadband availability
	0	+		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU

6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity	
	/	/		++	++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		- (St Michael's deficit of -12)	+ (Tabor Science College)	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	- Within Conservation Area and Listed Building adjacent			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources N/A		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals	
		+			/	

2.1.45. Site: BRE1H

Address: Detached Playing Field, Chapel Hill, Braintree

Other info: PDL, 30 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1402 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land
	/	-		-		/ Is directly adjacent to contaminated land which may require investigation
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	
	0		/ Path 88 runs to the eastern boundary of the site and path 104 to the west		++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		- Site has no road frontage, although access could be gained via existing commercial building driveway off Anglia Way	
9) To improve the education and skills	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to	Capacity in nearest secondary school to	

of the population			support the size of development	support the size of development	
	+	++	-	+	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network		
			/ - WCS (yellow)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals
					/

2.1.46. Site: BRE2

Address: Freeport, CM77 8YH

Other Info: Retail Warehousing Clothes

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities /	Crime incidents in past year / - >1000	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0		Additional capacity in or of care homes 0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace 0	Loss of recreation (formal / informal), open space, allotments. 0	Contaminated land 0

4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0 No change			Distances to primary shopping area boundaries +		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0		Footpaths 0		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development 0 Beckers Green Primary 5 places	Capacity in nearest secondary school to support the size of development 0 Alec Hunter 96 places forecasted	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network		
				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				/ - in Braintree		

15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL /	Visually Important Space -	Country Parks 0	Landscaping associated with proposals 0
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2.1.47. Site: BRE3

Address: Car Park and Land North of Freeport, Braintree

Other info: PDL, Retail/leisure

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year			Nearest Post Offices	
	0	/ 1055 incidences			+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	0			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	0	-		-	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	+			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	/	0	0
7) To promote more sustainable transport choices and uptake	Cycleways	Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	0	/		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new	Accessible location?		Rail links?		Highways access	
	++		++		/	

development					
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++	0	0	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.48. Site: BRE16

Address: Site at Stubbs Lane Braintree

Other info: SHLAA potential yield 10 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices	
	0	/ 732 incidences	/	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	+		0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
		-	+	0

4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries +			
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8) +		Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled		
	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0	
7) To promote more sustainable transport choices and uptake	Cycleways 0		Footpaths 0		Distance to Bus Stops and Bus Regularity ++		Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++			Highways access + Access from Stubbs Lane	
9) To improve the education and skills of the population	Distance to a primary school ++		Distance to a secondary school ++		Capacity in nearest primary school to support the size of development + Beckers Green Primary 5 places 3 required		Capacity in nearest secondary school to support the size of development + Alec Hunter Humanities College 96 spaces 2 spaces required
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology /			Protected Lanes (Grade 1 and 2) 0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.						
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /			
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality			

	0			Those In Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	/

2.1.49. Site: BRE17H

Address: 300/302 Cressing Road (Kalestead Works), Braintree, CM7 3PG

Other Info: Residential – 14 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ - >700		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	--		+	/ None identified, but former industrial use	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	/
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and	Accessible location?		Rail links?		Highways access	

ensure the necessary transport infrastructure to support new development	++		++		+	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	++	++		+ Beckers Green Primary 5 places forecasted & 4 required	+ Alec Hunter 96 places forecasted & 3 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	/			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	0			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	0	

2.1.50. Site: BRE25H

Address: Braintree Football Club

Other info: SHLAA – Greenfield, potential yield 50

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	0	/ 1402 incidences	+
2) To provide everyone with the opportunity to live in	Delivery of affordable housing	Additional capacity in or of care homes	
	++	0	

a decent home					
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/	-		-	0 Site is within 250m of a historic landfill site
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries +	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8) +		Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled
	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0
6) To conserve and enhance the biological and geological diversity of the environment					Presence of TPOs on site?
					-
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0 FP88 adj to boundary		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? ++		Rail links? ++		Highways access + Access from Clock House Way
9) To improve the education and skills of the population	Distance to a primary school +	Distance to a secondary school ++		Capacity in nearest primary school to support the size of development - Beckers Green Primary 5 places 15 places required	Capacity in nearest secondary school to support the size of development + Alec Hunter Humanities College 96 places
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0	
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				

12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network			
	0		/ - WCS (yellow)			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources			
	0		/ - identified potential risk from overland flow and/or surface water runoff			
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality			
	0		Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	/	

2.1.51. Site: BRE26H

Address: Braintree Tennis Club

Other info: SHLAA – Greenfield, potential yield 35 dwellings

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 1402 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	++			0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.		Contaminated land
	/	-		-		0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the	Distance to SSSI (any	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient	Presence of TPOs on site?

biological and geological diversity of the environment	condition) 0	0	0	0	Woodland 0	0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths 0 FP87/88 adj to North West and South East boundaries	Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity		
			++	++		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access		
	++	++		+ Potential access from Clock House Way or Anglia Way.		
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development		
	+	++	- Beckers Green Primary 5 places 10.5 places required	+ Alec Hunter Humanities College 96 places		
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0			
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network			
			/ - WCS (yellow)			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources			
			/ - identified potential risk from overland flow and/or surface water runoff			
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality			
			Those In Braintree			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals	
					/	

2.1.52. Site: BRS1

Address: 16-18 Skitts Hill, Braintree

Other info: Appraised for a range of uses inc. housing

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 1416 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	++	-		-	/	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	/			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	++		- John Ray infant school -18 places John Ray junior	/ Alec Hunter Humanities College 96 places	

			school 24 places		
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network		
			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality		
			Those In Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals
		-			/

2.1.53. Site: BRS2H

Address: CM7 1LJ

Other info: Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities /	Crime incidents in past year / 1317 incidences	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing + 16.5		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP +	Distances to accessible natural greenspace -	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land 0
4) To promote the vitality and viability of	Increase in retail floorspace		Distances to primary shopping area boundaries	

all service centres throughout the District	0				+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability		
					BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU		
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?	
							0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity		Distance to Railway Stations and Train Regularity
	/		/		++		++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?			Highways access	
	++		++			/	
9) To improve the education and skills of the population	Distance to a primary school		Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	+		++		-		+
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology				Protected Lanes (Grade 1 and 2)		
	/				0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.						
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.				Capacities in sewage network		
	0				/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)				Flooding from other sources		
	/				/		
14) To improve air quality	Distance to A12 or A120				Impact on potentially Significant Junction for Air Quality		

	0			/	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	/	0	/

2.1.54. Site: BRS3H

Address: CM7 1GE

Other info: residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	/		/ 1324 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+ 16.5			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		/	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		BT Wholesale ADSL,BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport	Cycleways		Footpaths		Distance to Bus Stops and Bus	Distance to Railway Stations and Train

choices and uptake			Regularity		Regularity	
	/		/		++	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		-	+	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			/		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.			Capacities in sewage network		
	0			/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)			Flooding from other sources		
	/			/		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		
	0			/		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	
	0	+	0	0	/	

2.1.55. Site: BRS4H

Address: CM7 1DG

Other info: Residential

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices
	/	/	+

			1263 incidences			
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	+ 16.5			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	+	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			+		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		BT Wholesale ADSL, BT Wholesale ADSL Max, BT Wholesale WBC (21CN), BT FTTC, AOL LLU, O2 / Be LLU, Bulldog LLU, TalkTalk (CPW) LLU, Sky Broadband / Easynet LLU	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	-	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	/		/		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	+	++		-	+	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	0			0		

11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0	Capacities in sewage network			
		/			
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0	Flooding from other sources			
		/			
14) To improve air quality	Distance to A12 or A120 0	Impact on potentially Significant Junction for Air Quality			
		/			
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA 0	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
		+	0	0	/

2.1.56. Site: BRS26H

Address: Land south of Mill Hill, Braintree, CM7 3QR

Other Info: 127 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year		Nearest Post Offices
		/ >1400		+
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing		Additional capacity in or of care homes	
	++		/	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace	Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	+	--	+	0
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace		Distances to primary shopping area boundaries	
	0		+	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0	Distances to employment sites (B1, B2, B8)		Broadband availability
		+		/ - ADSL, WBC, FTTC, some

					LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths	Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity		
		/ FP86 runs along western boundary	++	++		
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development	
	-	++	- John Ray infant school -18 places, John Ray junior school 24 places forecasted & 38 required		+ Alec Hunter 96 places forecasted & 25 required	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology			Protected Lanes (Grade 1 and 2)		
	--			0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network 0 - (green)		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources		
				/ - identified potential risk from overland flow and/or surface water runoff		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality		
				/ - in Braintree		
15) To maintain and enhance the quality of landscapes and	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals	

townscapes	0	-	0	0	+
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2.1.57. Site: BRS32

Address: Notley Road, Braintree, CM7 1HL

Other Info: Appraised for range of uses inc. housing

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ - >1100		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP	Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land	
	/	-		+	0	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	0		+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity
	0		0		++	++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		+	
9) To improve the education and skills	Distance to a primary	Distance to a		Capacity in nearest primary school to	Capacity in nearest secondary school to	

of the population	school	secondary school	support the size of development		support the size of development
	++	++	/ John Ray infant school -18 places, John Ray junior school 24 places		/ Notley High School has -20 places forecasted
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology		Protected Lanes (Grade 1 and 2)		
	0		0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone.		Capacities in sewage network		
	0		/		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b)		Flooding from other sources		
	0		/		
14) To improve air quality	Distance to A12 or A120		Impact on potentially Significant Junction for Air Quality		
	0		/ - in Braintree		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	+	0	0	0

2.1.58. Site: BRS35H

Address: The Rose and Crown, Masfield Road, Braintree, CM7 1AA

Other Info: Residential – 10 dwellings

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / - >1100	Nearest Post Offices +	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing ++		Additional capacity in or of care homes 0	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP +	Distances to accessible natural greenspace --	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land 0

4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0			Distances to primary shopping area boundaries /		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) 0		Distances to employment sites (B1, B2, B8)		Broadband availability	
			+		/ - ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0		Footpaths 0		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity ++
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?		Rail links?		Highways access	
	++		++		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school		Capacity in nearest primary school to support the size of development		Capacity in nearest secondary school to support the size of development
	++	++		- John Ray infant school -18 places, John Ray junior school 24 places		- Notley High School has -20 places forecasted
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network /		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120			Impact on potentially Significant Junction for Air Quality		

	0			/ - in Braintree	
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	0	/	0	0	0

2.2. High Garrett

2.2.1. Site: GOG1

Address: Land at Sunnyfields Road

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts					
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities		Crime incidents in past year		Nearest Post Offices	
	0		/ 558 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing			Additional capacity in or of care homes		
	/			/		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP		Distances to accessible natural greenspace		Loss of recreation (formal / informal), open space, allotments.	Contaminated land
	/		--		+	/
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace			Distances to primary shopping area boundaries		
	0			/		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition)	Distance to NNR	Distance to LNR	Distance to LoWS	Distance to Ancient Woodland	Presence of TPOs on site?
	0	0	0	0	0	0
7) To promote more sustainable transport choices and uptake	Cycleways		Footpaths		Distance to Bus Stops and Bus Regularity	Distance to Railway Stations and Train Regularity

	0	/	++	0	
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location?	Rail links?		Highways access	
	/	0		/	
9) To improve the education and skills of the population	Distance to a primary school	Distance to a secondary school	Capacity in nearest primary school to support the size of development	Capacity in nearest secondary school to support the size of development	
	-	+	- Bocking Church Street-14 places	/ Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0		Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.				
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources		
			/		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality 0		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA	Greenfield / PDL	Visually Important Space	Country Parks	Landscaping associated with proposals
	- High Garrett/Markshall Wooded Farmland	-	0	0	/

2.2.2. Site: GOG2EAlt

Address: Land to rear of 'Kings', 114-115

Other info: PDL, Commercial

Sustainability Objective	Key Criteria / Impacts		
1) Create safe environments which	Provision / suitability for community facilities	Crime incidents in past year	Nearest Post Offices

improve quality of life and community cohesion	0		/ 558 incidences		+	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing 0			Additional capacity in or of care homes 0		
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP 0	Distances to accessible natural greenspace 0		Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /	
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace /			Distances to primary shopping area boundaries /		
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2)		Distances to employment sites (B1, B2, B8)		Broadband availability	
	-		/		ADSL, WBC, FTTC, some LLU DSL broadband enabled	
6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS 0	Distance to Ancient Woodland 0	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /		Distance to Bus Stops and Bus Regularity ++	Distance to Railway Stations and Train Regularity 0	
	Accessible location? /		Rail links? 0		Highways access /	
9) To improve the education and skills of the population	Distance to a primary school -	Distance to a secondary school +		Capacity in nearest primary school to support the size of development 0	Capacity in nearest secondary school to support the size of development 0	
	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology 0			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					

12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0		Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0		Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0		Impact on potentially Significant Junction for Air Quality 0		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA - High Garrett/Markshall Wooded Farmland	Greenfield / PDL +	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /

2.2.3. Site: GOG3

Address: Land bordering A131 Halstead Road (opp. Boones Farm)

Other info: Greenfield, Residential

Sustainability Objective	Key Criteria / Impacts			
1) Create safe environments which improve quality of life and community cohesion	Provision / suitability for community facilities 0	Crime incidents in past year / 14 incidences	Nearest Post Offices /	
2) To provide everyone with the opportunity to live in a decent home	Delivery of affordable housing /		Additional capacity in or of care homes /	
3) To improve the health of the District's residents and mitigate/reduce potential health inequalities	Distance to nearest GP /	Distances to accessible natural greenspace --	Loss of recreation (formal / informal), open space, allotments. +	Contaminated land /
4) To promote the vitality and viability of all service centres throughout the District	Increase in retail floorspace 0		Distances to primary shopping area boundaries /	
5) To achieve sustainable levels of prosperity and economic growth	Loss of high quality agricultural land (Grades 1 & 2) -	Distances to employment sites (B1, B2, B8) /	Broadband availability ADSL, WBC, FTTC, some LLU DSL broadband enabled	

6) To conserve and enhance the biological and geological diversity of the environment	Distance to SSSI (any condition) 0	Distance to NNR 0	Distance to LNR 0	Distance to LoWS -	Distance to Ancient Woodland -	Presence of TPOs on site? 0
7) To promote more sustainable transport choices and uptake	Cycleways 0	Footpaths /		Distance to Bus Stops and Bus Regularity ++		Distance to Railway Stations and Train Regularity 0
8) Promote accessibility and ensure the necessary transport infrastructure to support new development	Accessible location? /		Rail links? 0		Highways access /	
9) To improve the education and skills of the population	Distance to a primary school -	Distance to a secondary school +	Capacity in nearest primary school to support the size of development - Bocking Church Street-14 places		Capacity in nearest secondary school to support the size of development / Tabor Science College 2 places	
10) To maintain and enhance cultural heritage and assets within the District	Impact on Scheduled Monument / Listed Building / Conservation Area / Historic Park or Garden / Archaeology --			Protected Lanes (Grade 1 and 2) 0		
11) To reduce contributions to climatic change	This issue is dealt with in Development Management and Core Strategy Policies which is applicable to all relevant development.					
12) To improve water quality and address water scarcity and sewerage	Groundwater protection zone. 0			Capacities in sewage network 0		
13) To reduce the risk of flooding	Flood Zone 2 / Flood Zone 3 (a/b) 0			Flooding from other sources /		
14) To improve air quality	Distance to A12 or A120 0			Impact on potentially Significant Junction for Air Quality 0		
15) To maintain and enhance the quality of landscapes and townscapes	Sensitivity to change in the LCA - High Garrett/Markshall Wooded Farmland	Greenfield / PDL -	Visually Important Space 0	Country Parks 0	Landscaping associated with proposals /	

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