



Braintree District Publication Draft Local Plan Section 2 - Sustainability Appraisal Report

Appendices

Prepared by LUC
June 2017

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Planning & EIA
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Review of other relevant plans and programmes

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
INTERNATIONAL				
EU Directives				
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provides for a high level of protection of the environment and contributes to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the SEA Directive must be met in Sustainability Appraisals.
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	The Directive sets emission limit values for substances that are harmful to air or water.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal question for reducing pollution.
<i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i>	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	No targets or indicators.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	Requires the preservation, maintenance, and re-establishment of biotopes and habitats to include the following measures: <ul style="list-style-type: none"> • Creation of protected areas. • Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones. • Re-establishment of destroyed biotopes. • Creation of biotopes. 	No targets or indicators.	Policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development. Should also avoid pollution or deterioration of habitats or any other disturbances affecting birds.	Include sustainability objective / appraisal questions for the protection of biodiversity.
<i>The Waste Framework Directive 2008</i>	Aims to prevent or reduce waste production and its harmfulness and to increase the recovery of waste by	Development of clean technology to process waste and promote recycling.	Develop policies that take account of the Directive as	Include sustainability objective / appraisal

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Directive 2008/98/EC on waste	means of recycling, re-use or reclamation. Aims to achieve recovery or disposal of waste without endangering human health and without using processes that could harm the environment.		well as more detailed policies derived from the Directive contained in the NPPF.	questions that minimise waste production as well as promote recycling.
<i>The Air Quality Directive 2008</i> Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to maintain and enhance air quality.
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks	Establishes a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions that relate to flood management and reduction of risk.
<i>The Water Framework Directive 2000</i> Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwater.	All rivers, lakes, streams, canals, and groundwater (known as water bodies) must be in good ecological status (i.e. clean and healthy) by 2027. The UK has a legal obligation to meet this target and Local Authorities have a duty to work to achieve this.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and minimise the impact on water quality.
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to increase recycling and reduce the amount of waste.
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Member States must set values for water intended for human consumption.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and enhance water quality.
<i>The Packaging and Packaging Waste Directive</i>	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging	By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of	Develop policies that take account of the Directive as well as more detailed policies	Include sustainability objective / appraisal questions to minimise the

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1994 Directive 94/62/EC on packaging and packaging waste	waste.	the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	derived from the Directive contained in the NPPF.	environmental impact of waste and promote recycling.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and maintain the natural environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Identification of vulnerable areas.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to reduce water pollution.
European plans, policies and programmes				
EU Seventh Environmental Action Plan (2002-2012)	The EU's objectives in implementing the programme are: (a) to protect, conserve and enhance the Union's natural capital; (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy; (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; (d) to maximise the benefits of the Union's environment legislation;	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to protect and enhance the natural environment and promote energy efficiency.

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	<p>(e) to improve the evidence base for environment policy;</p> <p>(f) to secure investment for environment and climate policy and get the prices right;</p> <p>(g) to improve environmental integration and policy coherence;</p> <p>(h) to enhance the sustainability of the Union's cities;</p> <p>(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.</p>			
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective / appraisal questions to conserve natural resources and cultural heritage.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	No indicators or targets.	Develop policies that take account of the Convention.	Include sustainability objective / appraisal questions to protect the landscape.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) <i>Revision of the 1985 Granada Convention</i>	<p>Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.</p> <p>Creation of archaeological reserves and conservation of excavated sites.</p>	No indicators or targets.	Develop policies that take account of the Convention.	Include sustainability objective / appraisal questions to protect the archaeological heritage.
Other international plans, policies and programmes				
Johannesburg Declaration on Sustainable Development (2002)	<p>Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</p> <p>Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.</p>	<p>Greater resource efficiency.</p> <p>New technology for renewable energy.</p> <p>Increase energy efficiency.</p>	Develop policies that take account of the Declaration.	Include sustainability objective / appraisal questions to enhance the natural environment and promote renewable energy and energy efficiency.

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
Aarhus Convention (1998)	<p>Established a number of rights of the public with regard to the environment. Local authorities should provide for:</p> <p>The right of everyone to receive environmental information</p> <p>The right to participate from an early stage in environmental decision making</p> <p>The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</p>	No targets or indicators.	Develop policies that take account of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production.
NATIONAL				
White Papers				
<p>Natural Environment White Paper, 2011</p> <p><i>The Natural Choice: securing the value of nature</i></p>	<p>Protecting and improving our natural environment;</p> <p>Growing a green economy; and</p> <p>Reconnecting people and nature.</p>	No targets or indicators.	Protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective / appraisal question relating to the enhancement of the natural environment.
<p>Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i></p>	<p>This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.</p>	<p>15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.</p>	<p>Develop policies that support renewable energy generation and encourage greater energy efficiency.</p>	<p>Include sustainability objective / appraisal questions to reduce carbon emissions and increase proportion of energy generated from renewable sources.</p>
<p>The Future of Transport White Paper 2004: A network for 2030</p>	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life.</p> <p>Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the</p>	<p>20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.</p>	<p>Develop policies that provide for an increase in demand for travel whilst minimizing impact on the environment. Policies also needed to promote public transport use rather than increasing reliance on the car.</p>	<p>Include sustainability objective / appraisal questions to reduce the need to travel and improve choice and use of sustainable transport modes.</p>

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	government's environmental objectives.			
<p>Water White Paper, 2011 <i>Water for Life</i></p>	<p>Objectives of the White Paper are to:</p> <ul style="list-style-type: none"> • Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it; • Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction; • Keep short and longer term affordability for customers at the centre of decision making in the water sector; • Protect the interests of taxpayers in the policy decisions that we take; • Ensure a stable framework for the water sector which remains attractive to investors; • Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs; • Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and • Set out roles and responsibilities – including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators. 	No targets or indicators.	Ensure that site allocations and policies will support the wise use of water, and improvement of water quality.	Include sustainability objective / appraisal questions that relate to water quality and quantity.
<p>Urban White Paper 2000, <i>Our Towns and Cities: The</i></p>	<p>New, sustainable homes that are attractive, safe and practical. Retaining people in urban areas and making</p>	<p>3.8 million more homes needed by 2021. Local strategies needed to meet</p>	<p>Allocate sites that will effectively deliver better</p>	<p>Include sustainability objective / appraisal</p>

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<i>Future – delivering an urban renaissance</i>	them more desirable places to live. Improving quality of life, opportunity and economic success through tailored solutions in towns and cities.	the needs of local people developed through partnerships. 60% of new homes on brownfield sites or through conversions of existing buildings.	towns and cities taking into account the key aims of the White Paper.	questions to prioritise new development on brownfield sites or conversion of existing buildings; and to improve the quality of life in urban areas.
Rural White Paper 2000, <i>Our Countryside: The Future – a fair deal for rural England</i>	Facilitate the development of dynamic, competitive and sustainable economies in the countryside. Maintain and stimulate communities and secure access to services for those who live and work in the countryside. Conserve and enhance rural landscapes. Increase opportunities for people to get enjoyment from the countryside.	No targets or indicators.	Allocate sites that will increase employment and services in the rural parts of the Borough whilst conserving the landscape.	Include sustainability objective / appraisal questions that aim to improve the economies of rural areas with minimal impact to the environment.
Policies and Strategies				
DCLG (2012) National Planning Policy Framework	Presumption in favour of sustainable development. Delivering sustainable development by:	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective / appraisal question relating to strengthening the economy.
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective / appraisal question relating to the vitality of town centres.
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending	Include a sustainability objective / appraisal

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			on nature/location of the site, to reduce the need for major transport infrastructure.	question relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective / appraisal question relating to improving communications infrastructure.
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective / appraisal question relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective / appraisal question relating to good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective / appraisal question relating to health and well-being.
	Meeting the challenge of climate change, flooding, and coastal change.	No targets or indicators.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective / appraisal question relating to climate change mitigation and adaptation.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective / appraisal question relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable	Include a sustainability objective / appraisal

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			<p>uses consistent with their conservation.</p> <p>A Local Plan may be considered unsound if there has been no proper assessment of the significance of heritage assets in the area, and the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment.</p> <p>Local Plan should contain strategic policies to deliver the conservation and enhancement of the historic environment and identify land where development would be inappropriate because of its historic significance.</p>	<p>question relating to the conservation of historic features.</p>
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective / appraisal question relating to avoiding sterilisation of identified, viable mineral reserves.
National Planning Practice Guidance, DCLG, 2014	<p>Provides further guidance to be read along side the NPPF on a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> • Air quality • Climate change • Conserving and enhancing the historic environment • Flood risk • Health and well being • Housing and economic development • Natural environment • Minerals • Rural housing • Open space • Transport • Waste 	No targets or indicators.	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on preparation of local plans which can be taken into consideration.	The NPPG sets out a range of social, economic and environmental considerations for the preparation of the Local Plan. It also includes information on undertaking sustainability appraisals which can be taken into consideration.

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	<ul style="list-style-type: none"> Water supply, wastewater and water quality 			
<p>DFT (2013) <i>Door to Door: A strategy for improving sustainable transport integration</i></p>	<p>The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> improving availability of information; simplifying ticketing; making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities. 	<p>No targets or indicators.</p>	<p>Enhance public transport provision and encourage active modes of travel such as walking and cycling.</p>	<p>Include a relevant sustainability objective / appraisal question relating to sustainable transport.</p>
<p>DCLG (2012) Planning Policy for Traveller Sites</p>	<p>Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> That local planning authorities should make their own assessment of need for the purposes of planning. To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. To encourage local planning authorities to plan for sites over a reasonable timescale. That plan-making and decision-taking should protect Green Belt from inappropriate development. To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites. That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies. To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. To reduce tensions between settled and traveller communities in plan-making and planning decisions. 	<p>No targets or indicators.</p>	<p>Ensure that relevant considerations are taken into account when producing Local Plan.</p>	<p>Include relevant sustainability objective / appraisal questions relating to social inclusion and environmental protection.</p>

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	<ul style="list-style-type: none"> • To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. • For local planning authorities to have due regard to the protection of local amenity and local environment. 			
DEFRA (2011) <i>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</i>	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> • Agriculture; • Forestry; • Planning and Development; • Water Management; • Marine Management; • Fisheries; • Air Pollution; and • Invasive Non-Native Species. 	The strategy develops ambitious yet achievable goals for 2020 and 2050, based on Aichi Targets set at the Nagoya UN Biodiversity Summit in October 2010.	Develop policies that promote conservation and enhancements of biodiversity.	Include sustainability objective / appraisal question that relates to biodiversity.
National Planning Policy for Waste (2014)	<p>Key planning objectives are identified within National Planning Policy for Waste, requiring planning authorities to:</p> <ul style="list-style-type: none"> • help deliver sustainable development through driving waste management up the waste hierarchy • Ensure waste management is considered alongside other spatial planning concerns • provide a framework in which communities take more responsibility for their own waste • help secure the recovery or disposal of waste without endangering human health and without harming the environment, • ensure the design and layout of new development supports sustainable waste management 	<p>No targets or indicators.</p> <p>Requires planning authorities to implement targets set through the national waste strategy</p>	Develop policies that promote sustainable waste management and use of the waste hierarchy.	Include sustainability objective / appraisal question that relates to waste reduction.
DCLG (2011) <i>Laying the Foundations: A Housing Strategy for England</i>	Aims to provide support to deliver new homes and improve social mobility.	No targets or indicators	Develop policies that encourage development of residential properties.	Include sustainability objective / appraisal question that assesses

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				whether housing need is being met.
DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy	<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities. 	Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.	Develop policies that meet the aims of the Sustainable Development Strategy.	Include sustainability objective / appraisal questions to cover the shared priorities.
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Policies within the Local Plan should reflect the objectives of the strategy where relevant.	Include a sustainability objective / appraisal question relating to health and well-being.
DECC (2011) UK Renewable Energy Roadmap (updates setting out progress and changes to the strategy dated 2012 and 2013)	<p>Make the UK more energy secure.</p> <p>Help protect consumers from fossil fuel price fluctuations.</p> <p>Help drive investment in new jobs and businesses in the renewable energy sector.</p> <p>Keep the UK on track to meet carbon reduction objectives</p>	15% of UK energy use from renewables by 2020	Encourage developments that would support renewable energy provision including electricity, heat and transport.	Include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.
Community Energy Strategy (DECC, 2014)	<p>Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity:</p> <ul style="list-style-type: none"> Generating energy (electricity or heat) Reducing energy use (saving energy through energy efficiency and behaviour change) Managing energy (balancing supply and demand) 	No targets or indicators.	Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.	Include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.

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	Purchasing energy (collective purchasing or switching to save money on energy)			
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (DEFRA, 2013)	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> • Built Environment – ‘buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change’. • Infrastructure – ‘an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate’. • Healthy and resilient communities – ‘a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate’. • Agriculture and Forestry – ‘profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity’. • Natural Environment – ‘the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides’. • Business – ‘UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change’. • Local Government – ‘Local government plays 	No targets or indicators.	Policies should take account of the aims of the Programme.	Include sustainability objectives / appraisal questions which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.

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	<p>a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate’.</p>			
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • ‘manage the risk to people and their property; • Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; • Achieve environmental, social and economic benefits, consistent with the principles of sustainable development’. 	<p>No targets or indicators.</p>	<p>Policies should seek to reduce and manage the risk of all types of flooding.</p>	<p>The SA framework should include sustainability objectives / appraisal questions which seek to reduce the risk and manage flooding sustainably.</p>
<p>Waste prevention programme for England: Prevention is better than cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)</p>	<p>The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:</p> <ul style="list-style-type: none"> • encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services; • encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others; • help businesses recognise and act upon potential savings through better resource efficiency and 	<p>No targets or indicators.</p>	<p>Primarily an issue for the County Waste Plan and Waste Management Strategy rather than the Local Plan.</p>	<p>N/A.</p>

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	<p>preventing waste, to realise opportunities for growth; and</p> <ul style="list-style-type: none"> support action by central and local government, businesses and civil society to capitalise on these opportunities. 			
<p>Future Water: The Government's Water Strategy for England (DEFRA, 2008)</p>	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> 'improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps; Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges; Cut greenhouse gas emissions; and Embed continuous adaptation to climate change and other pressures across the water industry and water users'. 	<p>No targets or indicators.</p>	<p>Policies should aim to contribute to the vision set out in this Strategy.</p>	<p>Include sustainability objectives / appraisal questions which seek to protect, manage and enhance the water environment.</p>
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource 'is for there to be enough water for people and the environment, meeting legitimate needs'.</p> <p>Its aims include:</p> <ul style="list-style-type: none"> To manage water resource and protect the water environment from climate change. Restore, protect, improve and value species and habitats that depend on water. To contribute to sustainable development through good water management. People to understand how water and the water environment contribute to their quality of life. 	<p>No targets or indicators.</p>	<p>Policies should reflect the aims of the strategy where relevant.</p>	<p>Include sustainability objectives / appraisal questions that seek to promote water management and efficiency.</p>

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA Plan
<p>The Energy Efficiency Opportunity in the UK (DECC, 2012)</p>	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy.</p> <p>The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> • Embryonic markets. • Information. • Misaligned financial incentives. • Undervaluing energy efficiency. <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.</p>	<p>No targets or indicators.</p>	<p>Policies should seek to address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.</p>	<p>Include SA objectives relating to energy efficiency and adaptation of the existing building stock.</p>
<p>Safeguarding our Soils: A Strategy for England (DEFRA, 2009)</p>	<p>The vision is 'by 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations'.</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building the resilience of soils to a changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. • Dealing with our legacy of contaminated land. 	<p>No targets or indicators.</p>	<p>Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.</p>	<p>Include sustainability objectives / appraisal questions that seek to safeguard and enhance the quality of soil.</p>
<p>The Code for Sustainable Homes: Setting the standard in sustainability for</p>	<p>The Code is a standard designed to improve the sustainability of new homes. This sets out the assessment process and performance standards</p>	<p>No targets or indicators.</p>	<p>Develop policies that promote the implementation of the Code (or corresponding</p>	<p>Include sustainability objectives / appraisal questions which promote</p>

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA Plan
new homes (DCLG, 2008)	<p>required for the Code for Sustainable Homes.</p> <p>In January 2014 the Government responded to the Environmental Audit Committee's report on the Housing Standards Review consultation, stating that necessary standards would, as far as possible, be consolidated into Building Regulations.</p>		sustainability requirements in the Building Regulations) for all residential development.	sustainable development and seek to achieve higher levels of efficiency (e.g. in energy, water etc.) where appropriate.
DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	Sets air quality standards for 13 air pollutants.	Develop policies that aim to meet the standards.	Include sustainability objective / appraisal questions to protect and improve air quality.
Essex Biodiversity Action Plan 2010- 2020	The Essex BAP identifies the local habitats and species of principal importance (also known as priority habitats and species). These are the species and habitats taken from the UK National Biodiversity Action Plan that occur in Essex County or those that are of sub-regional importance. These habitats and species have individual action plans to enable biodiversity work to be prioritised in the Braintree district.	Specific objectives and targets have been set for the priority habitats and species in the individual habitat and species action plans.	Develop policies that promote conservation and enhancement of biodiversity, and ensure that site allocations take account of these species and habitats and the objectives and targets set out in the habitat and species action plans.	Include sustainability objective to conserve and enhance biodiversity.
Anglian district river basin management plan (Environment Agency 2014)	The plan describes the river basin district, and the pressures that the water environment faces. It explains what this means for the current state of the water environment, and what actions will be taken to address the pressures. It sets out what improvements are possible by 2015, the end of the first Water Framework Directive Cycle, and how the actions will make a difference to the local environment – the catchments, the estuaries and coasts, and the groundwater.	<p>By 2015, 16% of surface waters (rivers, lakes, estuaries and coastal waters) in the river basin district are going to improve for at least one biological, chemical or physical element.</p> <p>19% of surface waters will be at good or better ecological status/potential and 45% of groundwater bodies will be at good status by 2015.</p> <p>At least 30% of assessed surface waters will be at good or better biological status by 2015.</p>	Policies should seek to manage and improve water quality in the District.	Include SA objective to improve water quality.
Historic Environment Good Practice Advice in Planning Note 1 - The Historic Environment in Local Plans (2015)	The purpose of this Advice Note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning	No indicators or targets.	In preparing the Local Plan, regard should be had to this good practice advice.	Include SA objective to conserve and enhance the historic environment, heritage assets and their settings.

Plan or programme	Key objectives relevant to the Local Plan and SA	Key targets and indicators relevant to the Local Plan and SA	Implications for the Local Plan	Implications for the SA
	Practice Guide (PPG).			
Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment (2015)	This document contains useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.	No indicators or targets.	Development plan policies should take into account good practice advice on assessing the significance of heritage assets.	Include SA objective to conserve and enhance the historic environment, heritage assets and their settings.
Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets	This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.	No indicators or targets.	Development plan policies should take into account guidance on managing change within the settings of heritage assets.	Include SA objective to conserve and enhance the historic environment, heritage assets and their settings.
Legislation				
Housing Act 2004	Protect the most vulnerable in society and help create a fairer and better housing market. Strengthen the Government's drive to meet its 2010 decent homes target.	No indicators or targets.	Develop policies that help to create a fairer and better housing market.	Include sustainability objective / appraisal questions to improve access to good quality and affordable housing.

Appendix 2

Baseline information

Biodiversity and geodiversity

- 1.1 There are no international biodiversity designations (Special Areas of Conservation, Special Protection Areas or Ramsar sites) or Nature Improvement Areas (NIAs) in Braintree District. However, past Appropriate Assessments of Colchester Borough Council's Core Strategy and Site Allocations; Tendring District Council's previous Local Plan and emerging Core Strategy; and Braintree District Council's Core Strategy all identified recreational disturbance, as a result of a growing population, as a potential impact on the integrity of European sites located within Colchester and Tendring local authority areas. In order for the local authorities to be able to conclude no adverse effects on European sites an agreement was reached with Natural England to undertake a programme of survey and monitoring of visitors to the European sites within Colchester Borough and Tendring District. Colchester Borough Council is surveying and monitoring visitors on behalf of all the local authorities throughout the lifetime of the spatial plans. As noted above, an HRA will be undertaken during the plan preparation process and its results used to inform the SA.
- 1.2 There are four Sites of Special Scientific Interest (SSSIs) in Braintree District at Belcher's and Broadfield Woods; Bovingdon Hall Woods; Chalkney Wood; and Glemsford Pits. The condition of these SSSIs is generally favourable, with Belcher's and Broadfield Woods, Chalkney Wood, and Glemsford Pits assessed as 100% favourable and Bovingdon Hall Woods as 93% favourable. The 7% of Bovingdon Hall Woods assessed as being in 'unfavourable – no change' condition is due to inappropriate deer grazing/browsing rather than development pressure.
- 1.3 The updated Landscape Character Assessment (2015) highlights the presence of River Ter SSSI in the adjoining district of Chelmsford, which could be affected by any development within Braintree District that occurs in close proximity to it¹. River Ter SSSI consists of a lowland stream with a distinctive floor regime. In addition, the site contains characteristic features of a lowland stream including pool-riffle sequences, bank erosion, bedload transport and dimensional adjustments to flooding frequency. Natural England has assessed the condition of this SSSI as 100% favourable².
- 1.4 There are seven National Nature Reserves (NNRs) located in Essex; none of these are in Braintree District. Braintree District has a total of seven Local Nature Reserves (LNRs) at: Bocking Blackwater; Brickfields / Long Meadow, Earls Colne; Brockwell Meadows, Kelvedon; Colne Valley (dismantled Railway); Cuckoo Wood, Great Notley; Sandpits, Gosfield; Whetmead, Witham. There are three further LNRs located on the border between Essex and Suffolk; Rodbridge Picnic Site, Borley; The Railway Walks from Sudbury to Long Melford where the former railway crosses through Borley parish and the Haverhill Railway Walks on the border of Sturmer parish. All three are part of the Suffolk County Council LNR.
- 1.5 There are 251 Local Wildlife Sites (LWSs) scattered throughout Braintree District, with many concentrated in the centre of the District.
- 1.6 There are no SSSIs designated for their geological diversity or Local Geological Sites in the District³.
- 1.7 Roadside verges, if sensitively managed, can benefit the biodiversity not only of the verges themselves but also the wider countryside by acting as corridors interlinking fragmented or isolated habitats. With this in mind, in the 1970s, Essex County Council Highways Agency, Nature Conservancy Council and Essex Wildlife Trust identified a number of important verges, which were subsequently designated as Special Roadside Nature Reserves. Once designated, wooden posts are erected on the verges with warning plaques and arrows. There are over 100 special verges designated in Essex and these are reviewed annually.

¹ The Landscape Partnership (2015) Braintree District Settlement Fringes Evaluation of Landscape Analysis Study of Braintree and environs

² Natural England (2015) River Ter Summary Report,

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000058&SiteName=&countyCode=15&responsiblePerson=>

Accessed 2015

³ Formerly known as Regionally Important Geological Sites

Landscape

- 1.8 There is no Area of Outstanding Natural Beauty (AONB) in the District but proposals are under consideration to extend Dedham Vale AONB westwards towards Sudbury, crossing over into the north east part of Braintree District. In 2014, the Partnership submitted additional information to Natural England, the body with the power to designate AONBs, and Braintree District has since offered written support for the proposal to extend the current AONB boundary. The Dedham Vale AONB and Stour Valley Project Management Plan 2010-2015 is currently being updated to cover 2016-2021 and includes the proposed extension into Braintree District. A public consultation was held on the draft Plan in August 2015⁴. The progression of the plan will be monitored in order to understand the sensitivities of that area's landscape to development in Braintree District.
- 1.9 Braintree District is the subject of two Landscape Character Assessments; the Essex Landscape Character Assessment (2003) and the Combined Landscape Character Assessment (2006). The Landscape Partnership has completed an updated Landscape Character Assessment: Capacity Analysis¹ for Braintree District. It assesses the capacity of the landscape to accommodate new development around the nine settlements identified in the 2006 Combined Landscape Character Assessment. The Overall Capacity Profile score identifies the Parcel's capacity based on five ranges 'Low' (27 – 33.5 homes), 'Medium-Low' (34 – 40.5 homes), 'Medium' (41 – 47.5 homes), 'Medium-High' (48 – 54.5 homes) and High (55 – 61.5 homes). The information contained within these assessments can be used to determine the sensitivity of certain landscape areas to development.
- 1.10 The number of Protected Lanes in Braintree District has decreased since they were originally designated mostly due to changes in agricultural practice but also because of road improvements. The open character, nature conservation importance and recreational importance of the floodplains of the River Stour, Colne, Brain, Pent, Blackwater, Ter Valley and their tributaries and the Chelmer and Blackwater Navigation are potentially sensitive to inappropriate development close to these watercourses.

Soils

- 1.11 The majority of agricultural land in Braintree District is classified as grade 2 or 3, with 65.8% (40,243 hectares) of agricultural land classified as grade 2 and 29.9% (18,304 hectares) as grade 3. grade 1, 2 and 3a agricultural land is considered to represent the best and most versatile agricultural land (note the national agricultural land classification maps do not distinguish between grade 3a and 3b agricultural land, which can only be established through more detailed survey work).
- 1.12 The existence of large historical manufacturing industries in the Braintree District, has led to some degree of contamination of sites through associated industrial processes, or activities that are now defunct. Contamination of land can have adverse impacts on health and well-being as well as damaging wildlife and contributing to pollution of water bodies.

Open space

- 1.13 The *Braintree Open Space Study 2016-2033* is one of four reports provided within the overall *Braintree District Open Space, Sports and Recreational Facilities Study (2015)*. The aim of the study is to provide a robust assessment of needs and deficiencies in open spaces in order to establish local provision standards. The study covers all forms of public open space (with the exception of outdoor sports facilities). Outdoor sports and playing pitches are covered in a separate report: *the Playing Pitch and Outdoor Sports Study (2017)*.
- 1.14 Provision of open space varies across wards and typologies (allotments, amenity green space, park and recreation ground, play space, accessible natural green space) with some meeting

⁴ Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project (2015) Dedham Vale AONB and Stour Valley Project Management Plan 2016-2021 <http://www.dedhamvalestourvalley.org/about-us/the-aonb-management-plan/>

standards and some falling below. There is insufficient youth provision across the majority of Braintree wards (with the exception of Witham West Ward and Yeldham Ward), whereas natural green space is in sufficient supply across all wards. Park and Recreation Grounds (Public and Private Combined) are in sufficient supply across over half of the wards, whereas all other typologies (with the exception of natural green space) are insufficient across the majority of wards.

The remaining documents that comprise the Braintree District Open Space, Sports and Recreational Facilities Study (2017) include the Playing Pitch and Outdoor Sports Study (2017), the Built Sports and Recreation Facilities Study (2017) and the Built Sports and Recreational Facilities Study (2017).

Air Quality

- 1.15 Air Quality in Essex is generally good. There are no Air Quality Management Areas (AQMAs) located in Braintree District. The main air quality issues in the District relate to nitrogen dioxide (NO₂) and particulate emissions from vehicles travelling on the A12 and A120.
- 1.16 Local Authorities have an obligation to regularly review and assess air quality in their areas and determine whether the air quality objectives are likely to be achieved. A 2015 assessment⁵ identified five potential road sites, a new industrial installation, and two new poultry sites, which were at risk of exceeding the air quality objectives. These sites were therefore assessed in line with section A.2 of Box 5.3 in the LAQM.TG (09) Guidance⁶. The locations of these sites, the reasons for their assessment, results and whether a detailed assessment is needed are shown in the table below.

A2.1 Sites in Braintree assessed under section A.2 of Box 5.3 in the LAQM.TG (09) Guidance

Category	Location	Reason for further assessment ⁶	Results of assessment	Detailed Assessment required?
Busy Street	A120, west of Galleys Corner roundabout	<p>Busy street where individuals may be exposed within 5m of the kerb for 1 hour or more.</p> <p>More than 10,000 vehicles per day</p> <p>Several sensitive receptors including a day nursery</p>	<p>Predicted annual mean NO₂ concentration will be 34.5 ppm³. This is below the air quality objective.</p> <p>Not above 60 ppm³, it is unlikely that the 1-hour mean objective will be exceeded.</p>	No
Junction	B1137 the Street and B1019 Maldon Road	<p>More than 10,000 vehicles per day</p> <p>Several sensitive receptors including a residential properties within 10m if the junction.</p>	<p>Predicted annual mean NO₂ concentration will be 35.2 ppm³. This is below the air quality objective.</p> <p>Not above 60 ppm⁻³, it is unlikely that the 1-hour mean objective will be exceeded.</p> <p>Predicted annual mean concentrations of PM₁₀ are predicted to be well below the objective value of 40ppm⁻³, at 23.1ppm⁻³, with the 2 days predicted to be exceeding the 24-hour objective being less than the permitted 35</p>	No

⁵ Amec Foster Wheeler Environment and Infrastructure and Essex Air (2015) Local Air Quality Management (LAQM) consists of Updating and Screening Assessment http://www.essexair.org.uk/Reports/Braintree_USA_2015.pdf

⁶ Required in line with section A.2 of Box 5.3 IN THE Laqm.TG (09) Guidance

Category	Location	Reason for further assessment ⁶	Results of assessment	Detailed Assessment required?
			exceedances annually. Air quality objectives are not likely to be breached at this location, therefore no further assessment is required.	
Road with significantly changed traffic flows	Oak Road, Halstead	More than 10,000 vehicles per day and have experienced more than a 25% increase in traffic flow. 292 residential dwellings and associated public open space is proposed.	The nearest diffusion tube in Halstead, 1.3km to the north-east of site recorded an annual mean NO ₂ concentration of 27.7 ppm ⁻³ in 2014, which is below the air quality objective.	No
Road with significantly changed traffic flows	Land at Western Road, Silver end	More than 10,000 vehicles per day and have experienced more than a 25% increase in traffic flow. 350 residential dwellings and associated public open space is proposed.	NO ₂ , PM ₁₀ and PM _{2.5} are all likely to be negligible / insignificant. All predicted and exceedances of NO ₂ and PM ₁₀ concentrations are below the air quality objective and annual mean air quality objectives of 40ppm ⁻³ in 2026 for both the 'with development' and 'without development' scenarios at all existing and future sensitive receptor locations.	No
New road constructed or proposed	A120 Galleys Corner roundabout	More than 35,000 vehicles per day Increases traffic flow on existing roads previously identified as having NO ₂ annual mean concentrations greater than 36ppm ⁻³ or more than 30, 24-hour exceedances of the PM ₁₀ air quality objective.	No relevant exposure to sensitive receptors within 10m of the roundabout, no further assessment was required.	No
Industrial instillation	Anaerobic digestion facility at Bluebridge industrial estate, Halstead	New instillation for which an AQIA has been carried out	Air quality assessment submitted with the planning application concluded that there will be no exceedance of the air quality objectives.	No
Poultry farm	Ambridge Road, Coggeshall	Proposal for four new duck rearing buildings	The total amount of birds (56,000) is below the freehold for further assessment.	No
Poultry farm	Luckinghouse Farm, Castle Hedingham	Existing poultry units will be replaced.	The total amount of birds (45,000) is below the freehold for further assessment.	No

- 1.17 Of the 12 passive diffusion NO₂ monitoring tubes located in the District, three exceeded the annual mean NO₂ objective concentration of 40 g/m³ in 2014. These were sited along the A12 at: Hatfield Peverel, Rivenhall 1 (Hotel A12) and Rivenhall 2 (Foxden A12). The highest recorded concentration was 52.1ppm³ at monitoring location Rivenhall 2. There is no clear trend in data

during the period 2011-2014. Concentrations at some monitoring locations such as Rivenhall 1 and Braintree 5N decrease across the period, while concentrations at Ravenhall 2 have increased since 2012. It should be noted that concentrations are all below the objectives at relevant receptor locations; therefore, Braintree District Council will not proceed to a detailed assessment⁵.

Climate change and energy

- 1.18 Climate change predictions for the East of England for the 2080s, based on medium (current) emissions scenarios, are for an increase in winter mean temperature of approximately 3.0°C and an increase in summer mean temperature of approximately 3.6°C. The central estimate of change in winter mean precipitation is an increase of 20% whilst the central estimate of change in summer mean precipitation is a reduction of 20%.
- 1.19 Braintree District has a Climate Local Strategy and Action Plan 2015-2018 (2014). The Action Plan is reviewed annually to determine progress against its indicators and actions. The Action Plan objectives cover four areas:
- **Reduce the Carbon Footprint** from all Council services and operations, and reduce CO₂ emissions across the District.
 - **Adapt the Council to climate change impacts** through resilience building in all Council services and operations.
 - **Reduce district-wide energy consumption and carbon emissions** while tackling fuel poverty to improve health and well-being of residents.
 - **District wide adaptation to climate change impacts** through resilience building in communities and businesses.
- 1.20 In 2013, average domestic energy consumption per household in Braintree District of 18.0 MWh was broadly in line with the average values for the East of England (18.3 MWh) and England as a whole (17.8 MWh). In terms of total energy consumption in the year, almost 80% was accounted for by road transport petroleum products, domestic gas, industrial and commercial electricity, and domestic electricity.⁷ At 39.3%, the proportion of total energy consumption relating to road transport petroleum products was higher than the East of England (35.0%) and England (29.7%) averages. Installed renewable energy generation capacity in Braintree District at the end of 2014 was 17 MW, all of it in the form of solar photovoltaics. This is equivalent to 0.27 W of energy generation per household compared to a UK average of 0.92 W per household.⁸
- 1.21 At 6.1 tonnes in 2013, residents in Braintree District were the sixth largest producer per capita emissions in the County. Overall, the District was the fourth largest contributor to CO₂ emissions in Essex. The transport sector (almost entirely road transport) produced most of the total CO₂ emissions from the District in 2013 (341.0 kt CO₂) whilst the industrial and commercial sector produced the smallest amount at (270.7 kt CO₂)⁹.
- 1.22 Up until December 2014, Braintree District had issued 1,338 certificates related to the Code for Sustainable Homes, the sixth highest amongst local authorities in Essex and above the local authority average of 1,017. Of these, 813 certificates were issued at the design stage and 525 post construction.¹⁰

⁷ Department of Energy and Climate Change (2014) Total Final Energy Consumption At Regional And Local Authority Level, [Sub-national total final energy consumption statistics: 2005 - 2013](#)

⁸ Renewable energy by local authority <https://www.gov.uk/government/statistics/regional-renewable-statistics>

⁹ Department of Energy and Climate Change (2014) UK local authority and regional carbon dioxide emissions national statistics: 2005-2013, <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

¹⁰ Code for sustainable homes: cumulative and quarterly data for England, Wales and Northern Ireland up to end of December 2014 - tables <https://www.gov.uk/government/statistics/code-for-sustainable-homes-december-2014>

Water quality and water resources

- 1.23 The main water courses running through Braintree District are the Rivers Blackwater, Colne, Brain, Pant, Stour and Ter. Braintree District contains Source Protection Zones and major aquifers within the northern half of the District, together with scattered minor aquifers in the south of the District.
- 1.24 Catchment Abstraction Management Strategies (CAMS) set out how the Environment Agency will manage the water resources of a catchment and contribute to implementing the Water Framework Directive (WFD). Overall, Essex CAMS area is heavily abstracted with further licensing most likely only available at high flows. Looking in more detail at the CAMS river catchments within the District, the resource availability during the lowest flow times of the year (Q95 flows) is as follows:¹¹

Table A2.2 Water resource availability in CAMS catchments intersecting Braintree District

CAMS catchment intersecting Braintree District	Water resource availability (Q95 flows)
Stour	'water not available' in almost all of catchment
Colner & Tendring	'water not available' in all of catchment upstream of Colchester
Blackwater	'water not available' in all of catchment except for small portion at the Essex coast
Chelmer	'water not available' in almost all of catchment

- 1.25 The 'water not available' CAMS status across the District indicates that recent actual river flows are below the Environmental Flow Indicator (EFI), the flow required to support a healthy ecology. In these areas, no further consumptive licences will be granted although unused capacity may exist within abstraction licences that have already been granted.
- 1.26 Essex falls within the Anglian River Basin District. The Anglian River Basin District is subdivided into catchment areas and the Combined Essex catchment area lies within the counties of Essex and Suffolk, as well as a small part of Cambridgeshire. Current water quality in Essex is described by the Anglian River Basin Management Plan¹², the current overall, ecological and chemical WFD status or potential of each of the water bodies within the Combined Essex catchment associated with Braintree District is shown in Table A2.3:

Table A2.3 Water quality in Braintree District's water bodies

Waterbody ID and name	Current overall status	Current ecological status	Current chemical status
GB105037033870 Domsey Brook	Moderate	Moderate	Does not require assessment
GB105037033940 Ter	Moderate	Moderate	Does not require assessment
GB105037033530 River Chelmer	Poor	Poor	Fail
GB105037033860 Blackwater Pant	Moderate	Moderate	Does not require assessment
GB105037041140 Brain	Poor	Poor	Does not require assessment
GB105037033910 Boreham Tributary	Moderate	Moderate	Does not require assessment
GB105037041160 River Blackwater	Poor	Poor	Fail

¹¹ Environment Agency (2013) Essex Abstraction Licensing Strategy

¹² Environment Agency (2009) River Basin Management Plan: Anglian River Basin District

- 1.27 This shows that sections of the Rivers Chelmer, Brain and Blackwater have poor water quality.
- 1.28 Braintree District Council's Water Cycle Study (WCS) (2017) assesses planned future development of the District with regards to water supply capacity, wastewater capacity and environmental capacity. The WCS identifies that in total, 14 Water Recycling Centres (WRCs) will serve the proposed future development across the District. The WRCs that are likely to require changes to permits that control discharge and potential infrastructure upgrades include:
- Bocking
 - Braintree
 - Coggeshall
 - White Notley
- 1.29 The WCS shows that improvements to Bocking, Coggeshall and White Notley WRCs are possible using wastewater treatment technologies (conventional). However, Braintree WRC will require more advanced treatment technologies (non-conventional) to ensure future development can be accepted without significantly compromising water quality targets in the River Basin.
- 1.30 The WCS also concludes that, allowing for the planned resource management of Anglian Water's and Essex & Suffolk Water's supply areas, the water supply companies would have adequate water supply to cater for growth over the plan period. However, it is important to note that significant water stress was identified in the District, as well as limitations on water available in local water resources. Hence there are key drivers requiring that water demand is managed in the District for all new development in order to achieve long-term sustainability in terms of water resources.
- 1.31 Overall, the WCS concludes there are no constraints with respect to water service infrastructure and the water environment to deliver the Local Plan development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward.

Flooding

- 1.32 The risk of flooding posed to properties within the District arises from a number of different sources including river flooding, sewer and surface water flooding.
- 1.33 The Council commissioned AECOM to update the Mid Essex Strategic Flood Risk Assessment (SFRA) (2007) and has since published a Level 1 SFRA update (2016) and a Level 2 SFRA update (2017). Flood risk issues and flood management strategies identified in these documents are outlined below and both SFRAs provide a detailed analysis of flood risk associated with individual sites identified as potential locations for development at that time.

Fluvial flood risk

- 1.34 The dominant fluvial systems within the District are the River Blackwater, the River Brain and the River Colne. These rivers run close to a number of settlements. The River Brain flows through the towns of Braintree and Witham. The River Blackwater flows through Braintree, Coggeshall, Kelvedon and to the south of Witham. The confluence of the Rivers Brain and Blackwater is situated to the south east of Witham town centre. The River Colne flows through Great Yeldham, Sible Hedingham and Halstead.
- 1.35 Northern areas of Braintree town are within Flood Zones 2 and 3. These and other areas identified by the Level 1 SFRA update are subject to a higher risk from fluvial flooding.

Surface water flood risk

- 1.36 Surface water flooding can occur from sewers, drains, or groundwater and from runoff from land, small watercourses and ditches because of heavy rainfall.
- 1.37 The Level 1 SFRA update found no indication that groundwater flooding forms a significant risk within the District. A large proportion of the District is underlain by London Clay, including all of

the main settlements. This forms an impenetrable barrier to groundwater at depth, limiting the risk from this source.

- 1.38 Typically, a Surface Water Management Plan (SWMP) is prepared to identify the causes and effects of surface water flooding and recommend the most cost effective way of managing surface water flood risk for the long term. A SWMP identifies areas where the surface water flood risk is most severe and designates them as Critical Drainage Areas (CDAs). AECOM has completed a SWMP on behalf of Essex County Council.

Sustainable Drainage Systems (SuDS)

- 1.39 The solid geology of Braintree can be separated into three main types:
- The northern section of the District is underlain by the Upper Chalk Formation.
 - A thin section through the centre of the District extending from Sudbury in the east heading southwest to Castle and Sible Hedingham in the centre of the District and Finchingfield in the east is underlain by the Lower London Tertiaries (Lambeth Group and Thanet Sands).
 - The London Clay Formation underlies the southern area of the District. Occasional pockets of Crag are located overlying the Chalk within the northern area of the site and one large pocket to the south of Wethersfield.
- 1.40 Infiltration techniques are unlikely to be appropriate where the site is underlain by London Clay, such as in Bocking, Braintree, Witham, Halstead, Coggeshall and Kelvedon. Attenuation techniques should be imposed in these circumstances.

Cultural heritage and townscape

- 1.41 Braintree District is an area of undulating countryside, bordered by the River Stour valley to the north. The area is also drained by the upper reaches of the River Colne and the River Pant/Blackwater, as well as many smaller streams and tributaries creating a landscape of gentle slopes and small valleys.¹³ The historic features of this landscape and of the urban areas described below are potentially sensitive to development.
- 1.42 The main towns of the District comprise Braintree, Witham, and Halstead, all of which were medieval market towns, some having their origins in Roman times. The rural settlement pattern was historically very dispersed, comprising church/hall complexes, manors, farms, moated sites and small hamlets strung out along extensive network of linear and triangular greens, the latter located at road junctions. Post-1950s boundary loss varies widely¹⁴.
- 1.43 The River Stour and River Colne valley bottoms are characterised by extensive meadows or meadow pasture. The higher ground between them is characterised by a complex mix of pre-18th century irregular fields of probable of medieval origin or older and common arable field enclosed by agreement largely before the mid-19th century. The Upper Pant/Blackwater valley, and the area to the southwest of Braintree town, are characterised by pre-18th century irregular fields. The Coggeshall area is complex, comprising a mix of pre-18th century irregular fields and pre-18th century co-axial fields. The southern part of the District has a more complex fieldscape with a mixture of irregular and regular fields, including some coaxial fields, and enclosed heathlands and commons. The area around Gosfield is notable for its Ancient Woodland and a number of large landscaped parks, some of which are medieval in origin, including Gosfield Hall, Gosfield Place and Marks Hall park.¹⁵
- 1.44 According to English Heritage's Heritage Counts 2015/16 Datasets, Braintree District had 3,189 Listed Buildings, the majority of which were Grade II¹⁶. Listed buildings within the District are

¹³ Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

¹⁴ Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

¹⁵ Essex Historic Landscape Characterisation Project, Essex County Council and English Heritage, 2013.

¹⁶ English Heritage (2016), Local Authority Profile: Historic Environment 2015/16, <https://historicengland.org.uk/research/heritage-counts/indicator-data/local-authority-profiles/>

fairly widely spread. Clusters of listed buildings can be found in the historic settlements such as Coggeshall and linear patterns are identifiable along historic transport routes.

- 1.45 There are 37 conservation areas within the District and of these, seven have management plans in place, which set out desired actions to deal with detracting elements. Action plans have been put in place for Silver End, Bulmer, Cressing, Finchingfield, Sible Hedingham, Witham Town Centre Newland Street and Pebmarsh¹⁷.
- 1.46 The Essex Historic Environment Record (EHER) contains approximately 3,459 archaeological records relating to Braintree District out of a total of 24,699 for the County. The 2016 National Heritage List for England shows that there are 40 scheduled monuments within the District and eight historic parks and gardens. In 2004, there were 27 listed buildings on the 'at risk' register, however by 2016; there were just four listed buildings on the 'at risk' register. According to the national Heritage 'At Risk' register maintained by English Heritage, in 2015/16 there were eight sites on the At Risk register¹⁸. The site names, designations and locations are presented in the table below. Braintree District Council is currently working on a Local List.

Table A2.4 Braintree District Heritage at Risk 2016

Site Name	Designation	Location
Parish Church (dedication unknown),	Listed Place of Worship, Grade I	Hall Road, Borley
Borley and Parish Church of All Saints	Listed Place of Worship, Grade I	The Street, Stisted
Circular crop mark at Ferriers Farm	Scheduled Monument	Ferriers Farm, 190m south west of Hill Farm, Bures Hamlet
Church of St Mary	Listed Place of Worship, Grade II*	Church Road, Ovington
Codham Mill and Mill House	Listed Building, Grade II*	Codham's Lane, Wethersfield
Roman villa	Scheduled Monument	480m south east of Hill Farm, Gestingthorpe / Wickham St. Paul
Sible Hedingham South	Conservation Area including 46 Listed Buildings	Swan Street, Sible Hedingham
Silver End	Conservation Area, including 22 Listed Buildings	Between Braintree and Witham

Health

- 1.47 The health of people in Braintree is varied compared with the England average. Life expectancy for men is similar to the England average, whilst life expectancy for women is better than the England average¹⁹.
- 1.48 The health of the population in Braintree District is generally better than the England average²⁰. The only indicator that it is significantly worse than the England average is 'Excess weight in adults'.
- 1.49 The rate of alcohol-related hospital stays was 815 (563 per 100,000 population), significantly better than the national average. There were 166 arrests for drug possession in Braintree in the year to September 2015, down 12% from a year earlier and accounting for 6.7% of all arrests across the county. 232 adults and 32 young people were receiving treatment for drug abuse, plus 128 adults and 11 young people were receiving treatment for alcohol abuse in the district in 2014/15.
- 1.50 Sport England sports participation estimates for Braintree District²¹ found that:

¹⁷ Braintree District Council (2015) Conservation Area Appraisals

¹⁸ Historic England (2016) [Heritage at Risk Register](#)

¹⁹ Essex Joint Strategic Needs Assessment (2016) A profile of people living in Braintree

²⁰ Public Health England, Braintree District Health Profile 2016, <http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000067.pdf>

- 54.9% of adults (16+) reported undertaking 150 minutes of moderate intensity physical activity, compared to the national average of 57%.
 - 34.2% of adults (16+) took part in sport at least once a week in 2015/16 compared to 33% in 2014/15²².
 - 22.3% of adults (16+) take part in sport and active recreation three times a week compared to the national average of 23.7% (22.3% of men and 22.2% of women).
 - 62.6% of people surveyed are satisfied with sporting provision in the area compared to 62.7% nationally.
- 1.51 34.2% (16+) of Braintree District's adults participated in sport at least weekly in 2015/16, making it the second least active district within Essex. This participation rate compared to 43.8% in Brentwood and an average of 36.2% for the East of England²³.
- 1.52 As of August 2016, 8.9% of the working age population of Braintree District claimed out of work benefits. This is a smaller proportion than those claiming benefits in the East of England and in England, which were recorded as being 9.2% and 11.3% respectively. However, the District did receive a high proportion of residents claiming careers benefits at 1.5% compared to the regional average of 1.4%. Of those receiving benefits in Braintree District, the majority were seeking main out of work benefits, which consist of job seekers, ESA and incapacity benefits, lone parents and others on income related benefits, at 6.3%, the highest of all statistical groups²⁴.
- 1.53 Between 2013-2015, there were no reported incidences of people killed or seriously injured in road traffic accidents per 10,000 population in Braintree District²⁵.

Population and society

- 1.54 The mid-2014 population estimate for the District of Braintree was 149,985²⁶. This accounts for approximately 10% of the County's estimated population. In 2014, the largest proportion of the population in Braintree District was aged 20-44²⁶.
- 1.55 Braintree District has experienced higher population growth during 2001-2014 than the County, the region and England as a whole. The population is predicted to continue to increase, with the 2010 ONS Sub-national Population Projection estimating an increase of 23.3% from 2011 to 2035. The age group projected to see the largest growth is those over 65, suggesting increased demand for supported housing, support services and need for adaptations to existing housing²⁷. Household growth projections are described under the Housing topic below.
- 1.56 The 2011 Census data showed that people who had a different address a year ago, but had moved within Braintree District totalled 7,630. The highest proportion had moved from Chelmsford (993), followed by 758 who had moved from outside the UK and 676 from Colchester²⁸. Out-migration from the District was mainly to elsewhere in the UK; the main reasons for leaving the District were family reasons and employment / access to work. In terms of migration patterns from Census 2001 and ONS 2011 data, the main in and out migration to and from the District was in Chelmsford, Colchester, Uttlesford and Greater London.²⁹

²¹ Sport England (2016) Factsheet: Partnering Local Government in Braintree, <https://public.sportengland.org/Shared%20Documents/Map%20Library/LA%20mini%20sport%20profiles%20-%20Aug%202016/Braintree.PDF>

²² Sport England (2016) [Local Sport Profile: Braintree](#)

²³ Sport England: Local Profiles Comparison Data Comparison Tool, <http://localsportprofile.sportengland.org/Default.aspx>

²⁴ Nomis (2016) Local Authority profiles - Labour Market Profile (Braintree) <https://www.nomisweb.co.uk/reports/lmp/la/1946157211/report.pdf?>

²⁵ Local Government Association (2015) People killed or seriously injured in road traffic accidents per 10,000 population in Braintree, http://lginform.local.gov.uk/reports/lqastandard?mod-area=E07000067&mod-group=Custom_6dfca3865e7b4b8cb0dd667cb350c651&mod-metric=1015&mod-period=3&mod-type=namedComparisonGroup

²⁶ Braintree District Council (2016) Monitoring Report 1 April 2014 - 31 March 2015

²⁷ Braintree District Council Strategic Housing Market Assessment Final Report 2014

²⁸ Braintree District Council (2015) Monitoring Report 1 April 2013 - 31 March 2014

²⁹ Braintree District Council Strategic Housing Market Assessment Final Report 2014

- 1.57 In 2010, Braintree District was ranked 212th out of the 354 Local Authorities (LAs) in England by the Index of Multiple Deprivation (1 being most deprived). This represents a worsening level of deprivation relative to other local authority areas in England than in the 2007 rankings but a relatively low level of deprivation overall. Across Essex, serious deprivation is most prevalent in relation to 'Barriers to housing and services' and 'Education, skills and training'. In Braintree District 26 of 84 small areas are seriously deprived with regards to 'Barriers to housing and services', and 23 are seriously deprived with regards to 'Education, skills and training', however both of these levels of deprivation show an improvement on 2007 figures.
- 1.58 All crime in the District has increased between 2012 and 2016. Overall, Braintree District has the fourth lowest crime rate of all districts and boroughs in Essex at 48.46 per thousand residents and it is lower than the average crime rate for Essex of 66.59 per thousand residents in the same period. Crime statistics show that compared with the County, shoplifting increased in the quarter ending December 2016. The highest reported crimes during the period were violence and sexual offences (3.88), criminal damage and arson (1.76) and burglary (1.46)³⁰.
- 1.59 Compared to other Districts and Boroughs, the Braintree District has the lowest GCSE attainment rate in Essex since 2008. In 2014, 50.3% of pupils in Braintree District achieved five or more A* to C GCSE grades or equivalent, which is down from 76.5% in 2012. The 2014 GCSE results for the District were 6.5% below the average for England, 6.2% below the average for Essex, and 16.2% below the best performing Districts and Boroughs in Essex³¹.
- 1.60 The population of Braintree District has, in general, more qualifications than the overall sub-national and national populations. In 2013, 84.6% of the working age population of Braintree District was qualified to at least level 1 or higher compared to 84.4% across the UK. Level 1 represents foundation GNVQ, NVQ 1 or up to 5 GCSEs at grades A*-C. However, the number of people in the same period with no qualifications was 8.7% compared with 8.8% nationally³². Braintree District has a slightly larger proportion of the population qualified at Level 2 and Level 3 than the County average and a slightly lower percentage than the County at Level 4. However compared to the region and the UK the percentage of qualifications in Braintree District at Level 2 and above is lower than average.

Economy

- 1.61 At 61% of the total population, the percentage of the District population that is of working age is higher than the Essex average. The percentage is in line with the region but lower than that of the Country.
- 1.62 In 2014/15, the percentage of the District's population that was economically active was 79.2%, which is lower than the regional, but higher than the British average. The percentage of the District's population that was in employment was higher at 76.4%, which is higher than the regional average at 76%, and higher than the British average at 72.7%³³. In 2014/15, the unemployment rate in over 16 year olds in Braintree District was estimated to be 4.5%; this is less than the England average of 6%³⁴. Essex County Council estimates that in January 2013, 866 or 5.86% of 16-24 year olds in Braintree District are not in education, employment or training (NEET) however, the actual figure may be closer to 1,000 if individuals with long-term sickness or mental health issues are taken into account.
- 1.63 In 2013, there were fewer available jobs per single person in the District at 0.62 than the regional average of 0.78 and Great Britain at 0.80³⁵. The District's Core Strategy aimed to deliver 14,000 new jobs by 2026³⁶.

³⁰ Police.UK (2015) Crime in Braintree District Compared with Crime in Other Similar Areas, https://www.police.uk/essex/2/performance/compare-your-area/other-theft/#force_comparison

³¹ Braintree District Council (2014) Profile of the Braintree District 2015 http://www.braintree.gov.uk/download/downloads/id/2682/profile_of_the_braintree_district_2013

³² Braintree District Council (2016) Monitoring Report 1 April 2014 - 31 March 2015

³³ Braintree District Council (2016) Monitoring Report 1 April 2014 - 31 March 2015

³⁴ Essex Local Authority and Essex Joint Strategic Needs Assessment (2016) Braintree District Local Profile

³⁵ Braintree District Council (2016) Monitoring Report 1 April 2014 - 31 March 2015

- 1.64 According to the 2011 Census data, the largest proportion of people work in the 'Wholesale and retail trade; repair of motor vehicles and motor cycles'. Braintree District also has a higher than average proportion of residents working in Manufacturing and in Construction. The proportion working in manufacturing is 10%, compared to 8.7% in the East of England and 8.8% in England.³⁷
- 1.65 The general proportion of full-time to part time jobs, at approximately 2:1, is in line with regional and national averages.
- 1.66 There were 690 business 'births' in the District in 2012, the 4th highest amongst the Essex districts. The business formation rate in Braintree District is consistently above the Essex average.
- 1.67 Factories and warehouses accounted for the majority of industrial and commercial floorspace. Factory floorspace accounted for a higher proportion in the District than the average for the region and for England, whereas retail and offices accounted for a lower proportion in Braintree District than the regional and national averages.

Employment land

- 1.68 The Council's 2015 Employment Land Needs Assessment³⁸ calculated the additional need for employment space in the District over the Local Plan period 2015-2033 and made a number of detailed recommendations to help support the local economy. Key points included the following:
- There will be a net additional requirement for 60,000 sq. m of office floorspace. Provision of should be promoted in the town centres of Braintree, Witham and Halstead and other named, accessible locations. New office space should support a range of business sizes and should include affordable, flexible business space suitable for small businesses.
 - The Council should re-designating location C10, Halstead Town Centre South, as a mixed use cluster to allow redevelopment for industrial, office, retail, leisure and residential uses.
 - There will be a net additional requirement for 9.2 ha (medium scenario) of industrial land (manufacturing and warehousing). The Council should support development of named clusters which are currently functioning well as employment locations which have vacant land, land with derelict buildings or have underutilised land and premises. In addition, the Council should promote development at new (named) sites which display good strategic characteristics and potential for industrial use. The study also identifies poorly performing industrial locations which could be re-designated.

Minerals

- 1.69 Seven sites within Braintree District have been identified as preferred or reserved sites for primary mineral extraction of sand and gravel in the Essex Minerals Plan, which was adopted in July 2014³⁹. These include five sites at Bradwell Quarry, Rivenhall Airfield; one site at Broadfield Farm, Rayne; and one site on land at Colemans Farm. The volume of sand and gravel extracted from these sites will need to meet the minerals demand for the whole of Essex created by major development and new infrastructure projects within the County.
- 1.70 The provision of other forms of development in the District may be constrained by the need to safeguard mineral resources for extraction.

Housing

- 1.71 The 2015 Strategic Housing Market Assessment (SHMA) follows from the Objectively Assessed Housing Needs (OAHN) Study (Peter Brett Associates, July 2015) for Braintree, Chelmsford,

³⁶ Braintree District Economic Development Prospectus 2013/2026, Braintree District Council

³⁷ Braintree District Council (2016) Monitoring Report 1 April 2014 - 31 March 2015

³⁸ Braintree District Employment Land Needs Assessment, Aecom for Braintree District Council, August 2015.

³⁹ Essex Minerals Local Plan, Essex County Council, adopted July 2014.

Colchester and Tendring. The OAHN Study identified the Housing Market Area (HMA) as incorporating the aforementioned Council areas.

- 1.72 Braintree District has above average owner occupation (69%). Social rental is 17%, private rental 13% and 1% living rent free. The proportion of owner occupiers is approximately 5% higher than the average for England, whilst social rented and private rented were 1% and 4% lower respectively. In terms of property types, 65.0% of dwellings are detached and semi-detached houses, 24.0% are terraced properties and 10.7% are flats. 38.9% of all stock in Braintree District is three bedrooms with 23.4% four or more bedrooms and two bedrooms accounting for 27.9%. 89.1% of existing households said their current property was adequate for their needs⁴⁰.
- 1.73 Data from Braintree District's 2013 Housing Needs Survey shows that 5,272 existing households are planning on moving to market housing in the District during the next five years, with the most popular destinations being Braintree, Bocking and Great Notley. Some 2,188 existing households are planning on moving to affordable housing in the District with the most popular location choices being Bumpstead, Upper Colne, Yeldham, Stour Valley North, Hedingham and Maplestead, Gosfield and Greenstead Green, Stour Valley South, and Three Colnes, followed by Braintree, Bocking and Great Notley.
- 1.74 In 2014/15 there were 409 net additional dwellings (taking into account losses/demolitions) provided in the District. As at April 2015, the residual Core Strategy provision was an annual average of 146 homes, and a 5-year supply target of 768 homes 2016-2021.
- 1.75 The current trajectory shows that by 2026 there will be 9,625 completions across the plan period (since 2001). Projected annual completion figures will be generally lower than the completion rates reported between 2001 and 2011 but Braintree District will still exceed its minimum housing requirement by 816 dwellings or 108% for the whole plan period. This is due to supply up to 2012 substantially exceeding the annual average required to meet the overall housing requirement. Current national policy requires local planning authorities to provide a five-year land supply of deliverable sites, which excludes the current reporting year.
- 1.76 The 2015 SHMA identified a total of 4,065 dwellings have been identified on deliverable sites over the next five years starting from 2016/17. This figure increases to 4,593 when the current year is also included. This equates to an average annual completion rate of 765, which is above the current published target of 247. Work on the December Interim Review of housing land supply indicates that the potential 5-year supply had increased to 4,728 homes identified within Use Class C3, plus a potential future supply of 185 from elderly persons accommodation within Use Class C2.
- 1.77 Of the 433 new gross dwellings built during 2014/15, 422 (56.22%) were built on previously developed land (PDL), a smaller proportion than the previous year.
- 1.78 The number of homeless people accepted in priority need in Braintree District in 2014/15 was the fifth highest rate in Essex, although just below the national averages of 2.4 per 1,000 population.

Objectively assessed need

- 1.79 *N.B. The following information is based on the cited sources and information supplied by the Council to LUC during the SA – the latest position should be verified with the Council.*
- 1.80 it is recommended that Note that There are predicted to be 8,000 (13.1%) more households in Braintree District in 2021 than in 2011, driven by population growth (see Population and Society topic above) and a reduction in average household size from 2.42 persons per household in 2011 to 2.36 in 2021. The population projection analysis carried out by Edge Analytics suggests that the dwellings projection figure for Braintree District is that there will be a need for 824 additional dwellings per annum from 2009 to 2026. The SHMA 'stock flow analysis' suggests a need range of 761 to 883 additional dwellings per annum to 2026. The 2013 housing needs survey identified a shortfall of 362 market units per annum, based on market demand and supply data. The 2013 Affordable Housing Assessment Model identified a shortfall of 399 units a year. Prior to the 2015 Objectively Assess Housing Need Study described below, the Council agreed that work on the new

⁴⁰ Braintree District Council Strategic Housing Market Assessment Final Report 2014

Local Plan would proceed on the basis of an objectively assessed housing need figure for the District in the period 2014-2033 in the range of 750-950 dwellings per year.

- 1.81 The Objectively Assessed Housing Need Study undertaken by Peter Brett Associates used data and projections from the most recent demographic forecasts by Edge Analytics for the Essex Planning Officers Association (EPOA)⁴¹. Based on demographic information, it is estimated that 2,916 net new dwellings per annum (dpa) would be required in the HMA for 2013-2037, of which 686 net new dpa would be required in Braintree District. In line with national guidance, before they are used as a measure of objectively assessed housing need, the demographic projections may be adjusted in the light of two factors: firstly future employment and secondly past provision and market signals. In addition, the study considered an adjustment for London's unmet need since the HMA falls short of the 70% self-containment figure suggested by the NPPF.
- 1.82 In relation to future employment three different sources of evidence suggest an uplift of between zero and 221 dpa, or 8%, for the HMA as a whole, of which 159 would be in Braintree District. The 8% uplift is very much an upper limit of reasonable expectation and is considered by the study to also cover any reasonable adjustments for 'market signals' and for London related in-migration that can be reasonably justified by the evidence. Therefore, 686+159= 845 net dpa would be required in Braintree District during 2013-37.
- 1.83 The NPPF is clear that the HMA as whole should work to meet its Objectively Assessed Need in full, provided that it has the sustainable capacity to do so consistent with the policies in the NPPF. How provision should be distributed between districts will depend on supply factors and policy objectives. PBA considered alternative distribution scenarios across the HMA resulting in housing target for Braintree District in the range 793 to 845 net dpa for 2013-2037.

Affordable housing

- 1.84 In 2012/13, 35% of the net dwelling completions, which accounts for 63 dwellings, were affordable within the District. To date, the highest proportion of affordable housing achieved within the District was in 2009/2010 at 36.7%, which accounted for 157 of the total number of dwellings completed²⁶.
- 1.85 Affordable housing policy CS2 in the Braintree District Core Strategy (adopted 2011) set an affordable housing target of 30% affordable provision in urban areas (threshold 15 dwellings) and a target of 40% affordable provision (threshold 5 dwellings) in rural areas. Subsequently, a viability study⁴² has concluded that in most locations within the District land owner surpluses are very significant such that the Council should readily be able to achieve existing affordable housing policy targets without threatening development viability. The study goes on to suggest that there is a good case for increasing existing targets at certain large sites and for reducing the site capacity thresholds above which contributions to affordable housing are collected (subject to national policy requirements).
- 1.86 The total annual affordable housing need in Braintree is 212, which represents 25.8% of the annual projected household growth in the District between 2013 and 2037 (822 households per year as identified within the OAHN calculations as provided by Edge Analytics).

Gypsies, Travellers and Travelling Showpeople

- 1.87 As of July 2013, there were 26 Gypsy, Traveller and Travelling Showpersons' pitches on 2 authorised sites in the District. The total number of caravans in the District was 106, of which 78 were located on authorised sites and 28 on unauthorised sites. All caravans on the unauthorised sites were situated on land owned by Gypsies. Of the 78 caravans on authorised sites, 40 were private while the remaining 38 caravans were socially rented. The total number of caravans in Braintree District represents 10% of the total amount within the County and less than 1% of those within England.
- 1.88 In August 2015, a new definition of Gypsy and Traveller was introduced into the Planning Policy for Traveller sites (2015). This meant that the Council's existing Gypsy Traveller Accommodation Assessment (2014 GTAA) evidence base needed to be updated to reflect the new definition. The

⁴¹ Edge Analytics, Greater Essex Demographic Forecast 2013-37, Phase 7 Main Report, May 2015

⁴² Affordable Housing Viability Assessment, Andrew Golland Associates for Braintree District Council, July 2015.

new requirements show: (a) the number of sites required to meet the planning definition of gypsies and travellers is two; (b) the number of sites that may meet the planning definition of gypsies and travellers is eight, and; (c) the number of sites that do not meet the planning definition of gypsies and travellers is 20. The Council plans to deliver a total of 30 sites for gypsies and travellers. This is because it is still necessary to provide for the housing requirements of Gypsy and Travellers who no longer meet the planning definition. The new requirements also show that: (a) the number of sites required to meet the planning definition of travelling showpeople is five; (b) the number of sites that may meet the planning definition of travelling showpeople is one, and; (c) the number of sites that will not meet the planning definition of travelling showpeople is zero. The Council plans to deliver a total of six sites for travelling showpeople.

Transport

- 1.89 Accessibility by public transport or walking to key services and educational facilities is improved considerably within and in close proximity to the three main towns of Braintree, Halstead and Witham. Just over half of residents live in these three main urban areas, leaving a substantial proportion living in rural areas where the private car is often the main means of transport. As such, the private car is the most common means of getting to work and levels of private vehicle ownership are high.
- 1.90 Public transport networks in the towns are greater during the day on weekdays but during the evening and in rural areas, the availability of public transport is reduced. This can make it difficult for those without access to a car to access key services and facilities, including the less well off and the District's growing elderly population. Cycle networks are fragmented and mainly available in Witham and Braintree towns. Around one fifth of those who use employment centres in the district are unable to access them by public transport or walking. This may present barriers to future employment opportunities for those without access to a car³⁴.
- 1.91 More than 80% of the population of Braintree District lives within 30 minutes travel time by public transport or walking to each of five key services: primary school, secondary school, employment site, retail centre, GP surgery. The proportion of residents living within 15 minutes travel time of these services is primary school 79%, GP surgery 64%, retail centre 62%, employment site 59% and secondary school 41%. At 19 minutes, Braintree District has the joint third highest average travel time by public transport or walking to reach key services. In 2014, the Essex County Council Tracker survey found that 55% of residents in Braintree District are satisfied with their local bus service and less than half, 44% were satisfied with their local transport information³⁴.
- 1.92 The proportion of residents of Braintree District who work mainly at or from home is higher than the regional and national figures.
- 1.93 The major road routes in the District are the A120 and A12. Rail services between Braintree town and London are infrequent, being constrained by its location on a single track branch line.
- 1.94 Stansted Airport is located within Uttlesford District but it is a major employer of Braintree District residents and it is therefore a major cause of out-commuting, with potential negative effects on road congestion and road traffic-related air pollution and greenhouse gas emissions. The airport plans to address these issues by improving the attractiveness of public transport to the airport for both staff and passengers, for example offering discounted travel opportunities and working with bus, coach and rail operators to provide scheduled services that match working patterns where possible⁴³.

⁴³ Draft Sustainable Development Plan – Environment, August 2014

Appendix 3

Proposed assessment framework for SA of policies

Sustainability objective	Sustainability issues	Indicative appraisal questions
1) Create safe environments which improve quality of life and community cohesion	<p>Percentage increases in the offences of violence against the person, burglary of dwellings, theft from a motor vehicle, and sexual offences between 2009/10 and 2010/11.</p> <p>Lack of community facilities for young people.</p> <p>Lack of cultural facilities.</p>	<p>Does it seek to improve / supply community facilities for young people?</p> <p>Does it seek to increase cultural activities or suitable development to stimulate them?</p> <p>Does it seek to reduce inequalities between areas and support cultural identity and social inclusion?</p> <p>Will there be measures to increase the safety and security of new development and public realm?</p>
2) Provide everyone with the opportunity to live in a decent home	<p>Lack of social housing 0.1% of housing stock owned by the Local Authority (7.6% nationally).</p> <p>Housing should respond more to demographics in population growth.</p> <p>Lack of care homes and capacity in existing care homes.</p> <p>Rural affordable housing is currently not suitable for rural areas and those who require them.</p>	<p>Will it increase the range and affordability of housing for all social groups?</p> <p>Does it respond to the needs of an ageing population?</p> <p>Does the site respond to a housing type shortage as identified in the SHMA and responding to demographics in population growth?</p> <p>Does it seek to provide appropriate rural affordable housing?</p> <p>Does it seek to provide additional capacity in or of care homes?</p> <p>Will it promote an increase in social housing?</p> <p>Will it support development of homes that are adapted to a changing climate?</p>
3) Improve the health of the District's residents and mitigate/reduce potential health inequalities	<p>Increases in obesity in Year 6 children and adult obesity higher than the national average.</p> <p>Uptake of sports and leisure facilities.</p> <p>35% of households within Braintree District do not have access to 'Sustainable Accessible Natural Green Spaces' as defined by the 'Sustainable Access Natural Green Spaces report April 2009, Braintree District Council.</p> <p>Greenspace in urban areas to be safeguarded against development for other means.</p> <p>Lack of walking and cycling infrastructure.</p>	<p>Will it improve access to high quality health facilities?</p> <p>Will it increase access to sport and recreation facilities, open space and/or SANG?</p> <p>Will it encourage access by walking or cycling, and will it increase the overall rates of walking and cycling?</p>
4) Promote the vitality and viability of all service centres throughout the District	<p>Lack of retail and non-commercial office floorspace in relation to the total proportion of commercial and industrial floorspace.</p> <p>Significantly lower than county and national averages.</p>	<p>Does it prevent further loss of retail and other services in rural areas?</p> <p>Does it promote and enhance the viability of existing centres by focusing development in such centres?</p> <p>Will retailing in town centres be enhanced in areas of identified</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
		<p>need?</p> <p>Does it seek to increase the proportion of retail and non-commercial office floorspace (as a proportion of total commercial and industrial floorspace) in the District?</p>
<p>5) Achieve sustainable levels of prosperity and economic growth</p>	<p>Braintree District has a lower job density than both the region and Britain.</p> <p>The District displays a significantly higher percentage of employment in 'manufacturing' and 'construction' in comparison to the region and the country and significantly lower employees in the 'finance, IT and other business activities' sector.</p> <p>Factories and warehouses account for the majority of industrial and commercial floorspace in 2008.</p> <p>Too much employment land being developed for other uses, particularly housing.</p> <p>Lack of focus on tourism.</p> <p>Need for rural diversification and increased rural employment opportunities.</p> <p>Need to promote and aid the expansion of small businesses.</p> <p>Broadband inequalities across the District meaning home working and rural employment is stifled.</p> <p>The Essex Minerals Plan identified a number of primary minerals extraction sites in the District.</p>	<p>Will new housing be supported by adequate local employment opportunities?</p> <p>Does it support small businesses to grow and encourage business innovation?</p> <p>Will it make land and property available for business development?</p> <p>Will it provide a range of suitable employment sites to meet the needs of varying sizes and types of businesses?</p> <p>Will it enhance the District's potential for tourism?</p> <p>Will it encourage the rural economy and diversification of it, whilst minimising impacts on the rural environment?</p> <p>Will it lead to development having an adverse impact on employment for existing facilities?</p> <p>Does it seek to increase broadband coverage / bandwidth, especially in rural area?</p> <p>Does it avoid sterilising minerals extraction sites identified by the Essex Minerals Plan?</p>
<p>6) Conserve and enhance the biological and geological diversity of the environment</p>	<p>There are 4 Sites of Special Scientific Interest (SSSIs). 5% of the Bovingdon Hall Woods SSSI is 'unfavourable no change'. Parts of both Belcher's & Broadfield Woods and Glemsford Pits SSSIs are in a state of 'unfavourable recovering'.</p> <p>There are approximately 251 Local Wildlife Sites (LWS).</p> <p>A need to increase the green infrastructure of the District.</p> <p>The fragmentation of habitats.</p>	<p>Will it conserve and enhance natural/semi natural habitats?</p> <p>Will it conserve and enhance species diversity, and in particular avoid harm to indigenous BAP priority species?</p> <p>Will it maintain and enhance sites designated for their nature conservation interest?</p> <p>Will it maintain and enhance the connectivity of habitats, their ability to deliver ecosystem services or their resilience to climate change?</p>
<p>7) Promote more sustainable transport choices and uptake</p>	<p>Higher car ownership in Braintree District compared to county and national levels.</p> <p>Lack of parking at public transport interchanges, particularly</p>	<p>Will it increase and/or improve the availability and usability of sustainable transport modes?</p> <p>Will it seek to encourage people to use alternative modes of</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
	<p>Witham train station.</p> <p>Lack of walking and cycling infrastructure.</p> <p>Lack of public transport infrastructure.</p>	<p>transportation other than private vehicle?</p> <p>Will it lead to the integration of transport modes?</p> <p>Will it improve rural public transport?</p> <p>Does it seek to increase the uptake of public transport through parking standards at destinations?</p> <p>Does it seek to increase the uptake or viability of walking and cycling as methods of transportation, through new infrastructure or integration?</p>
<p>8) Promote accessibility and ensure the necessary transport infrastructure to support new development</p>	<p>Large commuting outflow of Braintree District residents, including to Stansted Airport in Uttlesford District.</p> <p>In-commuters filling jobs in the District.</p> <p>Accessibility of GPs by either walking or using public transport.</p> <p>Accessibility to employment sites and retail centres.</p> <p>Lack of public transport infrastructure.</p> <p>Lack of major roads and lack of quality in smaller roads.</p>	<p>Will it contribute positively to reduce social exclusion by ensuring access to jobs, shopping, services and leisure facilities for all?</p> <p>Does it seek to concentrate development and facilities in town centres or where access via sustainable travel is greatest?</p> <p>Will it assist in reducing the number of road casualties and ensure ease of pedestrian movement especially for the disabled?</p> <p>Will it improve parking conditions at destinations, particularly for commuters?</p> <p>Does it seek to minimise congestion on key routes and at key destinations / areas that witness a large amount of vehicle movements at peak times?</p> <p>Would the scale of development require significant supporting transport infrastructure in an area of identified need?</p> <p>Will planning controls seek to retain garages to reduce conversion to living space to reduce on-street parking?</p>
<p>9) Improve the education and skills of the population</p>	<p>4 LSOAs are in the top 5% most deprived nationally in regards to education, skills and training deprivation: 1 in Halstead, 1 in Braintree and 2 in Witham.</p> <p>Lack of highly skilled jobs in the District.</p> <p>Attainment is an issue across all levels.</p>	<p>Does it seek to improve existing educational facilities and/or create more educational facilities?</p> <p>Does it seek to improve existing training and learning facilities and/or create more facilities?</p> <p>Will the employment opportunities available be mixed to suit a varied employment skills base?</p> <p>Will new housing be supported by school expansion or other educational facilities where necessary?</p>
<p>10) Conserve and enhance the historic environment, heritage assets and their settings</p>	<p>3,192 designated listed buildings within the District.</p> <p>40 Scheduled Monuments located throughout the District.</p>	<p>Will it protect and enhance heritage assets and their settings?</p> <p>Does it seek to enhance the range and quality of the public realm</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
		<p>and open spaces?</p> <p>Will it reduce the amount of derelict, degraded and underused land?</p> <p>Does it encourage the use of high quality design principles to respect local character?</p> <p>Will any adverse impacts be reduced through adequate mitigation?</p>
<p>11) Reduce contributions to climate change</p>	<p>In 2008 Braintree District consumed more energy than the County average, largely associated with road transport.</p> <p>Road transport in Braintree District produces the 3rd highest amount of CO2 per capita across the County's local authorities.</p>	<p>Will it reduce emissions of greenhouse gases by reducing energy consumption?</p> <p>Will it lead to an increased generation of energy from renewable sources?</p> <p>Does it ensure more sustainable modes of travel are provided?</p> <p>Will it encourage greater energy efficiency?</p> <p>Will it improve the efficient use of natural resources, minimising waste and promoting recycling?</p> <p>Will it seek to adhere to the Code for Sustainable Homes?</p>
<p>12) Improve water quality and address water scarcity and sewerage capacity</p>	<p>The majority of water bodies within Braintree District are given a 'moderate' current overall potential. However the River Blackwater and the River Chelmer are both given a 'poor' current status.</p> <p>Water scarcity is a major issue in regards to significant development in particular.</p> <p>Sewage capacity.</p>	<p>Will it lead to no deterioration on the quality of water bodies?</p> <p>Will water resources and sewerage capacity be able to accommodate growth?</p> <p>Does it ensure the reinforcement of wastewater treatment works or the provision of alternatives (where required) to support growth?</p>
<p>13) Reduce the risk of flooding</p>	<p>Potential for development in Flood Risk Zones</p> <p>Surface water runoff in urban areas</p>	<p>Does it promote the inclusion of Sustainable Drainage Systems (SuDS) in new developments?</p> <p>Does it seek to avoid development in areas at risk of flooding (fluvial, surface water, groundwater)?</p> <p>Does it seek to avoid increasing flood risk (fluvial, surface water, groundwater) in areas away from initial development?</p> <p>Will developer contributions be utilised for the provision and maintenance of flood defences?</p>
<p>14) Improve air quality</p>	<p>The main air quality issues in the District are found to be NO2 and PM10 emissions from vehicles travelling on the A12 and A120.</p>	<p>Will it improve, or not detrimentally affect air quality along the A12 or A120?</p> <p>Does it ensure that National Air Quality Standards are met at</p>

Sustainability objective	Sustainability issues	Indicative appraisal questions
	<p>Meeting National Air Quality Standards.</p> <p>Five potentially significant junctions with a daily flow of greater than 10,000 vehicles (2004) at Newland Street, Witham; Cressing Road, Witham; Head Street, Halstead; Railway Street, Braintree and Rayne Road, Braintree.</p>	<p>relevant points?</p> <p>Does it seek to improve or avoid increasing traffic flows generally and in particular through potentially significant junctions?</p>
<p>15) Maintain and enhance the quality of landscapes and townscapes</p>	<p>Much of the District's landscape is sensitive to change and new development.</p> <p>Open skylines with panoramic views</p> <p>Strong historic integrity with dispersed historic settlement patterns and Conservation Areas</p> <p>Coalescence between neighbouring settlements and beyond village envelopes</p> <p>Continuation of development on Previously Developed Land (PDL)</p>	<p>Will homes be designed to enhance the existing street scene creating a better cultural heritage & public realm?</p> <p>Will areas of special landscape character be protected?</p> <p>Does it prioritise development on previously developed land over greenfield land?</p> <p>Does it support the positive use and visual enhancement of degraded land or derelict buildings?</p> <p>Will development see a disruption in current field boundaries?</p> <p>Will it lead to rural expansion or development outside development boundaries/limits that increases coalescence with neighbouring settlements?</p> <p>Is the scale / density of development in keeping with the local townscape / landscape?</p> <p>Will it limit light pollution or help to conserve or enhance dark skies?</p>
<p>16) Safeguard and enhance the quality of soil.</p>	<p>Significant resource of Grade 2 agricultural land in the District.</p> <p>Existence of contaminated sites from legacy industrial uses.</p>	<p>Will it avoid the loss of high quality agricultural land?</p> <p>Will it preventing soil pollution?</p> <p>Will it ensure effective soil protection during construction and development.</p> <p>Will it support the remediation of contaminated land, avoiding environmental pollution or exposure of occupiers or neighbouring land uses to unacceptable health risk?</p>

Appendix 4

Proposed assessment framework for SA of site allocations

Site assessment criteria	Significant negative effect (--)	Negative effect (-)	Positive effect (+)	Significant positive effect (++)	No / negligible effect (0)	Uncertain effect (?)
SA objective 1: Create safe environments which improve quality of life and community cohesion						
<u>ALL ALLOCATIONS</u> Provision or enhancement of dedicated community facilities such as village halls and community centres. Source: BDC site assessment (suitability for, requirements for, relocation of, enhancement to existing). <i>N.B. See methodology chapter for assumed new community facility provision in large new housing developments.</i>	N/A	Removal of community facilities with no relocation	Suitability for new community facilities where none exist currently; or Enhancement of existing community facilities.	N/A	Existing community facilities remain.	Uncertainty surrounding impacts.
<u>ALL ALLOCATIONS</u> Minimisation of exposure to noise and odour emissions, dust and pests. Source: Environment Agency	N/A	500m from AD or 250m from Waste Plant	N/A	N/A	Not 500m from AD or 250m from Waste Plant	N/A
SA objective 2: Provide everyone with the opportunity to live in a decent home						
<u>HOUSING ALLOCATIONS</u> Delivery of affordable housing. Source: BDC site assessment (site potential housing yield); BDC mapping of 'designated rural areas'; applicable	N/A	N/A	REST OF DISTRICT OUTSIDE OF URBAN WARDS OF BRAINTREE AND BOCKING, WITHAM, AND HALSTEAD Allocation of 5-14 dwellings makes minor contribution to the delivery of affordable	WHOLE DISTRICT Allocation of >=15 dwellings contributes significantly to the delivery of affordable housing.	URBAN WARDS OF BRAINTREE AND BOCKING, WITHAM, AND HALSTEAD Allocation of 0-14 dwellings makes no contribution to the delivery of affordable housing.	Uncertainty surrounding delivery

affordable housing requirements in Local Plan policy.			housing in rural areas.		REST OF DISTRICT Allocation of 0-4 dwellings makes no contribution to the delivery of affordable housing.	
SA objective 3: Improve the health of the District's residents and mitigate/reduce potential health inequalities						
<u>HOUSING ALLOCATIONS</u> Distance to nearest NHS GP surgery or hospital. Source: GP surgeries - BDC to supply or obtain from OS AddressBase Premium digital dataset showing GP surgeries Hospitals: BDC to provide list of names and addresses.	N/A	Distance > 800 m	Distance <= 800 m	N/A	N/A	N/A
<u>HOUSING ALLOCATIONS</u> Distances to publicly accessible natural greenspace (ANG), including country park, woodland, grassland, river or canal bank, as per Natural England ANG Standards (ANGSt): <= 300m from ANG of at least 2 ha in size <= 2 km from ANG of at least 20 ha <= 5 km from ANG of at least 100 ha <= 10 km from ANG	N/A	None or one of ANGSt criteria met N.B. Spatial data only available for ANG within Braintree District so score '-?' rather than '-' to reflect possibility that additional ANG within 10 km may be present in neighbouring districts.	Three or more of ANGSt criteria met	N/A	Two of ANGSt criteria met N.B. Spatial data only available for ANG within Braintree District so score '0?' rather than '0' to reflect possibility that additional ANG within 10 km may be present in neighbouring districts.	Uncertainty

of at least 500 ha Source: digital data showing publicly accessible open spaces (BDC)						
ALL ALLOCATIONS Net increase or loss of publicly accessible open space (including recreation space and allotments). Source: BDC site assessment	N/A	Loss	No loss	Provision of new	N/A	Uncertain impacts
SA objective 4: Promote the vitality and viability of all service centres throughout the District						
ALL ALLOCATIONS Net increase or loss of retail provision on the site. Source: BDC site assessment	N/A	Loss	Increase	N/A	No change	N/A
HOUSING ALLOCATIONS Distances to local shops and services Source: digital data showing primary shopping area and Local Centre boundaries (BDC)	N/A	<u>Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)</u> > 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance) <u>Allocations elsewhere</u> > 8 km from a Local Centre boundary (represents 10 mins driving distance) N.B. Spatial data only available for local shops and services within	<u>Allocations within or directly adjacent to Main Towns (Braintree, Bocking and Great Notley; Witham; Halstead)</u> <= 800 m from a primary shopping area or Local Centre boundary (represents 10 mins walking distance) <u>Allocations elsewhere</u> <= 8 km from a Local Centre boundary (represents 10 mins driving distance)	Extension of primary shopping areas/ Local Centres or identified regeneration	N/A	N/A

		Braintree District so site allocations within 8 km of Braintree District boundary score '-?' rather than '-' to reflect possibility that local shops and services within 8 km may be present in neighbouring districts.				
SA objective 5: Achieve sustainable levels of prosperity and economic growth						
<u>ALL ALLOCATIONS</u> Sterilisation of mineral reserves Source: digital data showing minerals safeguarding areas (BDC)	Significant proportion of allocated land (>= 25%) on site preferred and reserved for mineral extraction	N/A	N/A	N/A	All other sites	N/A
<u>HOUSING ALLOCATIONS</u> Distances to main employment areas (B1, B2, B8) Source: digital data showing main employment areas (BDC)	N/A	> 800 m from existing employment area N.B. Spatial data only available for employment areas within Braintree District so site allocations within 800 m of Braintree District boundary score '-?' rather than '-' to reflect possibility that local shops and services within 800 m may be present in neighbouring districts. <u>Or</u> Loss of employment site	<= 800 m from existing employment area <u>Or</u> Addition of employment site	N/A	N/A	N/A
<u>ALL ALLOCATIONS</u> Broadband availability Source: http://www.superfaste	N/A	N/A	Fibre or wireless broadband available or planned by 2019 in 25-50% of surrounding	Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding	No work currently planned but download speeds of 2 Mbps available in surrounding properties	N/A

ssex.org/en-us/maps.aspx			properties	properties	OR Fibre or wireless broadband available or planned in less than 25% of surrounding properties	
SA objective 6: Conserve and enhance the biological and geological diversity of the environment						
<p>ALL ALLOCATIONS</p> <p>Distances (impacts on) to:</p> <p>internationally (SAC, SPA, Ramsar), nationally (SSSI, NNR) or locally (LWS, LNR) designated wildlife site or Ancient Woodland.</p> <p>Source: digital data showing internationally (LUC), nationally (LUC), and locally (BDC) designated wildlife sites.</p>	<p>Significant negative effect (--) if significant proportion of allocated land (>= 25%) lies within designated site.</p> <p>Or</p> <p>Significant effect with uncertainty (--?) if significant proportion of allocated land (>= 25%) lies within a SSSI's Impact Risk Zone for the relevant type of development. Effects will be assumed to apply to both the SSSI and any internationally designated site overlaying it. Uncertainty relates to whether potentially significant negative effects can be mitigated.</p> <p>Or</p> <p>Significant effect with uncertainty (--?) if smaller part of allocated land (< 25%) lies within designated site. Uncertainty relates to whether significant adverse effects can</p>	<p>Significant proportion of allocated land (>= 25%) is on undesignated greenfield land.</p> <p>Or</p> <p>Allocated site is <= 100 m from a designated site (other than internationally designated or SSSI which will be assessed on basis of Impact Risk Zones – see significant negative effects column).</p>	N/A	N/A	All other allocations.	N/A

	be avoided by layout of development within the site boundary.					
SA objective 7: Promote more sustainable transport choices and uptake						
<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> Distance to public transport. Source: digital data showing bus stops and railway stations (BDC to supply or obtain from bus company) <i>N.B. See methodology chapter for assumed new bus service provision in large new housing developments.</i>	N/A	> 400 m from a bus stop And > 800 m from a railway station	<= 400 m from a bus stop or <= 800 m from a railway station	Provision of a new bus stop or public transport hub	N/A	N/A
SA objective 8: Promote accessibility and ensure the necessary transport infrastructure to support new development						
<u>HOUSING AND EMPLOYMENT ALLOCATIONS</u> Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy? Source: Local Plan.	Allocation to THE COUNTRYSIDE N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '-', score as '?' to reflect uncertainty.		Allocation to VILLAGE WITH SERVICES N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '-', score as '?' to reflect uncertainty.	Allocation to MAIN TOWNS Braintree, Bocking and Great Notley; Witham; Halstead.	Allocation to OTHER VILLAGE N.B. Data on level of provision of services and facilities only available for settlements within Braintree District. For site allocations that are within 100 m of a settlement beyond the Braintree District boundary and which would otherwise score '0', score as '?' to reflect uncertainty	Site allocations that are within 100 m of a settlement beyond the Braintree District boundary.

<p><u>HOUSING AND EMPLOYMENT ALLOCATIONS</u></p> <p>Distance to and regularity of public transport.</p> <p>Source: digital data showing bus stops + BDC schedule of bus service frequency by settlement; all national rail services in district are "frequent"; ignore Castle Hedingham station of Colne Valley Railway</p> <p><i>N.B. See methodology chapter for assumed new bus service provision in large new housing developments.</i></p>	N/A	<p>> 400 m from a bus stop</p> <p>And</p> <p>> 800 m from a railway station</p>	<p><= 400 m from a bus stop or <= 800 m from a railway station providing an "infrequent" service (seven day per week service but not "frequent")</p>	<p><= 400 m from a bus stop or <= 800 m from a railway station providing a "frequent" service (>=1 per hour, at least 5 days per week)</p>	N/A	<p><= 400 m from a bus stop or <= 800 m from a railway station with unknown service frequency</p>
<p><u>HOUSING AND EMPLOYMENT ALLOCATIONS</u></p> <p>Highways access information.</p> <p>Source: BDC site assessment.</p>	N/A	Highway access issues identified.	No highway access issues identified.	N/A	N/A	Possible highway access issues identified.
SA objective 9: Improve the education and skills of the population						
<p><u>HOUSING ALLOCATIONS</u></p> <p>Distance to a primary school.</p> <p>Source: digital data showing primary schools (BDC).</p> <p><i>N.B. See methodology chapter for assumed new school provision in large new housing developments.</i></p>	N/A	> 800 m	<= 800m , > 400m	<= 400 m	N/A	N/A

<p>HOUSING ALLOCATIONS Distance to a secondary school.</p> <p>Source: digital data showing secondary schools (BDC).</p> <p><i>N.B. See methodology chapter for assumed new school provision in large new housing developments.</i></p>	N/A	<p>> 4.8 km</p> <p>N.B. Spatial data only available for secondary schools within Braintree District and 2 km beyond the boundary. For site allocations within 2.8 km of Braintree District boundary score '-?' rather than '-' to reflect possibility that closer secondary schools may be present in neighbouring districts.</p>	<p><= 4.8km, > 2.4km</p> <p>N.B. Spatial data only available for secondary schools within Braintree District and 2 km beyond the boundary. For site allocations within 2.8 km of Braintree District boundary score '+?' rather than '+' to reflect possibility that closer secondary schools may be present in neighbouring districts.</p>	<p><= 2.4 km</p>	N/A	N/A
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SA objective 10: Conserve and enhance the historic environment, heritage assets and their settings

<p>HOUSING AND EMPLOYMENT ALLOCATIONS BDC to:</p> <ul style="list-style-type: none"> - Identify heritage assets on or close to the site - Assess the contribution of the site to the significance of the heritage assets - Identify the potential impacts of development on the significance of heritage assets - Consider how any harm might be removed or reduced, including reasonable alternatives sites - Consider how any enhancements could be achieved and maximised - Consider and set out the public benefits 	<p>Loss of or considerable harm to significance of designated heritage asset or its setting, where mitigation is unlikely to be feasible.</p>	<p>Harm to significance of designated heritage asset or its setting where mitigation is likely to be feasible, for example via design and layout of the new development.</p>	<p>Development likely to enhance historic asset, for example by bringing an 'at risk' structure into appropriate use or improving a degraded setting.</p>	N/A	<p>No effect (assume in all cases where there is no designated historic asset within 1 km of allocation).</p>	<p>Uncertainty</p>
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where harm cannot be removed or reduced Source: BDC officer judgement based on site visit, reference to digital mapping of designated heritage assets, and Essex Heritage At Risk Register.						
SA objective 11: Reduce contributions to climate change						
More appropriately assessed on basis of the features and designs of individual development proposals.	N/A	N/A	N/A	N/A	N/A	N/A
SA objective 12: Improve water quality and address water scarcity and sewerage capacity						
<u>ALL ALLOCATIONS</u> Groundwater Source Protection Zone (SPZ). Source: SPZs (BDC).	N/A	Significant proportion of allocation (>=25%) falls within SPZ1 or SPZ2	N/A	N/A	Allocation does not fall in any SPZs or insignificant proportion (<25%) lies within SPZ1, 2 or 3	Significant proportion of allocation (>=25%) falls within SPZ3
<u>HOUSING ALLOCATIONS</u> Capacities in sewage network. Source: BDC Water Cycle Study (2017)	Limited capacity in the network, hence solution required to prevent further Combined Sewer Overflow (CSO) discharges or sewer flooding	Pumping station or sewer pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure	N/A	N/A	Development is likely to be possible without upgrades to wastewater network	Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain
SA objective 13: Reduce the risk of flooding						
<u>ALL ALLOCATIONS</u> Sites within an area of high flood risk. Source: digital data showing high flood risk locations (BDC). <i>N.B. Criteria shown to be reviewed once</i>	Significant proportion of allocation (>=25%) is within Flood Zone 3a or 3b.	Significant proportion of allocation (>=25%) is within Flood Zone 2 or smaller area (5% to < 25%) is within Flood Zone 3.	N/A	N/A	< 5% of allocation within Flood Zone 3, or < 25% within Flood Zone 2, or proposed use is classified as 'water compatible development' by Technical Guidance to the NPPF.	Uncertainty

<i>Addendum to Mid Essex SFRA and Essex CC Surface Water Management Plan become available.</i>						
SA objective 14: Improve air quality						
<u>ALLOCATIONS FOR HOUSING OR OTHER SENSITIVE USES (e.g. hospital, school, childcare)</u> Location within an area likely to have poor air quality. Source: digital data showing AQMAS (currently none in District but BDC to provide boundaries if any are designated in the future) and road corridors (LUC).	Significant negative effect with uncertainty (--?) assumed where significant proportion of allocation (>= 25%) is: a) within an AQMA (if any are designated in the future), or b) <= 200 m from the A12 or A120. Uncertainty relates to whether mitigation will; be possible through layout of development.	N/A	N/A	N/A	All other allocations.	N/A
SA objective 15: Maintain and enhance the quality of landscapes and townscapes						
<u>ALL ALLOCATIONS</u> High sensitivity to change per the Landscape Character Assessment (LCA). Source: Landscape Character Assessment report (BDC). <i>N.B. LCA 2015 update used where available (main town fringes), otherwise LCA 2006 used.</i>	Significant proportion of allocation (>=25%) is in landscape area with high sensitivity to change.	Significant proportion of allocation (>=25%) is in landscape area with moderate sensitivity to change.	More than 75% of allocation is in landscape area with low sensitivity to change.	N/A	More than 75% of allocation is in urban area	Unknown sensitivity to change.
<u>ALL ALLOCATIONS</u> Proposed extension to Dedham Vale AONB.	Significant effect with uncertainty (--?) where significant	N/A	N/A	N/A	<25% of allocation is within proposed extension to Dedham	N/A

Source: boundary traced from BDC document: http://www.braintree.gov.uk/downloads/file/3199/map_dedham_vale_aonb_and_proposed_extent	proportion of allocation ($\geq 25\%$) is within proposed extension to Dedham Vale AONB. Uncertainty relates to whether all of the proposed extension area meets the criteria for AONB designation.				Vale AONB.	
<u>ALL ALLOCATIONS</u> Greenfield site or Previously Developed Land (PDL). Source: BDC site assessment.	N/A	Significant proportion of allocation ($\geq 25\%$) is located on greenfield land.	<25% of allocation is on greenfield land.	Degraded landscape or derelict buildings and BDC confirm that remediation will be a condition of development.	N/A	Unknown whether greenfield or PDL.
<u>ALL ALLOCATIONS</u> Visually Important Spaces. Source: digital data showing Visually Important Spaces (BDC).	N/A	Significant proportion of allocation ($\geq 25\%$) is located in Visually Important Space, as identified by BDC and Parish Councils.	N/A	N/A	<25% of allocation is located on identified Visually Important Space.	Unknown whether Visually Important Space.
<u>ALL ALLOCATIONS</u> Country parks. Source: digital data showing country parks (LUC).	N/A	Significant proportion of development allocation ($\geq 25\%$) is located in a country park.	Enhancement of an existing country park	Provision of a new country park	<25% of development allocation is located on a country park.	N/A
SA objective 16: Safeguard and enhance the quality of soil						
<u>ALL ALLOCATIONS</u> Loss of good quality agricultural land Source: digital data showing agricultural land classification (LUC)	Significant proportion of allocated land ($\geq 25\%$) on grade 1 or 2 agricultural land	Significant proportion of allocated land ($\geq 25\%$) on grade 3 agricultural land	N/A	N/A	All other sites	N/A
<u>ALL ALLOCATIONS</u> Remediation of contaminated land	N/A	Land is contaminated but remediation will not be a condition of development.	N/A	Land is contaminated and BDC confirm that remediation will be a condition of	Land is not contaminated	Unknown whether land is contaminated or if remediation will be required.

Source: digital data showing past contaminative land use (BDC)

development.

Appendix 5

Screening of site options for the potential to have significant effects

Table A5.1 Screening table for Draft Local Plan site options

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5 Deprived
*Group A	Group A - BLAN 110, 111, 114, 115, 116 & 117	119.55	2210	Yes		Yes	Yes	Yes		No	No	No	No	No	Yes	No
*Group B	Group B - BLAN 120, 121 & 122	2.25	59	No		No	No	No		No	No	No	No	No	No	No
*Group C	Group C - BOCN 129 & 131	4.80	76	Yes		No	No	Yes		No	No	No	No	Yes	No	No
*Group D	Group D - GNBN 265 & 266	36.87	1920	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	No	No
*Group E	Group E - CRESS 203, 206, 208, 209 & 509	63.08	2118	Yes		Yes	Yes	No		No	No	No	No	No	No	No
*Group F	Group F - EARC 223 & 224	6.29	163	Yes		Yes	Yes	Yes		Yes	No	No	No	No	Yes	No
*Group G	Group G - GOSF 252 & 253	3.32	154	Yes		No	Yes	Yes		No	No	No	No	No	Yes	No
*Group H	Group H - HATF 311 & 312	7.08	180	Yes		Yes	Yes	No		No	No	No	No	No	No	No
*Group I	Group I - HATF 317 & 321	73.44	635	Yes		Yes	Yes	No		No	No	No	No	No	No	No
ASHE 102	Site fronting Foxes Road, Ashen	0.39	10	No		No	No	No		No	No	No	No	No	No	No
ASHE 500	Land rear of New Bungalows, The Street, Ashen	0.56	30	No		No	No	No		No	No	No	No	No	No	No
BCBG 144	Land off East Street, Braintree	2.14	64	No		No	No	No		No	No	No	No	No	No	No
BCBG 145	Land at corner Albert Road/Manor Road	0.25	10	No		No	No	No		No	No	No	No	No	No	No
BCBG 146	Car Park and Land north of Freeport Braintree	3.77	0	No		No	No	No		No	No	No	No	No	No	No
BCBG 147	1-6 The Mazes, East Street, Braintree	0.27	5	No		No	No	No		No	No	No	No	No	No	No
BCBG 149	Football Club, Braintree	1.89	75	No		No	No	No		No	No	No	No	No	No	No
BCBG 150	Stubbs Lane, Braintree	0.35	10	No		No	No	No		No	No	No	No	No	No	No
BCBG 151	Land rear of Trotters Field	1.05	25	Yes		No	No	Yes		No	No	No	No	No	No	Yes
BELO 105	Land North of The Street, Belchamp Otten	0.74	15	No		No	No	No		No	No	No	No	No	No	No
BELO 107	East of jn The Street & Road to Puttock End, Belchamp Otten	0.27	1	Yes		No	No	Yes		No	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
BELP 108	Land North of Vicarage Road, Belchamp St Paul	2.53	50	Yes		No	No	Yes		No	No	No	No	No	Yes	No
BLAN 112	The Stables, Bakers Lane/London Road, Black Notley	0.47	10	No		No	No	No		No	No	No	No	No	No	No
BLAN 113	Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree	8.31	0	Yes		Yes	No	No		No	No	No	No	No	No	No
BLAN 118	Rear of Brain Valley Avenue, Black Notley	0.67	15	No		No	No	No		No	No	No	No	No	No	No
BLAN 119	Land opp 65-96 Brain Valley Avenue, Black Notley	6.01	45	Yes		Yes	No	Yes		No	No	No	No	Yes	No	No
BLAN 501	Land Adj Stantons Farmhouse, South Black Notley Village	5.05	60	Yes		Yes	No	Yes		No	No	No	No	No	Yes	No
BOCN 123	Highfield Stile Road, Braintree	1.01	10	No		No	No	No		No	No	No	No	No	No	No
BOCN 124	Land rear of 61 Broad Road, Bocking	1.32	25	No		No	No	No		No	No	No	No	No	No	No
BOCN 125	r/o 282/288 Broad Road, Braintree	1.70	30	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCN 126	Land East of Dorewards Hall, Bocking	27.05	638	Yes		Yes	Yes	Yes		Yes	No	No	No	No	No	No
BOCN 127	Land off Convent Lane, Braintree	0.50	9	No		No	No	No		No	No	No	No	No	No	No
BOCN 128	Land south of Grove Field, High Garrett	0.97	1	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCN 132	Land bounded by A131, Broad Road and River Blackwater, Braintree	65.85	1000	Yes		Yes	Yes	No		No	No	No	No	No	No	No
BOCN 133	Land at Deanery Hill, Bocking	9.47	240	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
BOCN 134	Polly's Field, Polly's Hill. Church Lane, Braintree	2.07	40	No		No	No	No		No	No	No	No	No	No	No
BOCN 135	Land at Church Street (Four Releet Meadow), High Garrett	1.46	40	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCN 137	Towerlands Park, between Panfield Lane and Deanery Hill	43.15	1150	Yes		Yes	Yes	No		No	No	No	No	No	No	No
BOCN 502	Rear of 263 Broad Road, Braintree	0.66	6	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCS 138	Land at Lodge Farm, Rayne Road, Braintree	8.38	0	Yes		Yes	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
BOCS 139	Land forming part of Fairacres, Church Lane, Braintree	0.42	5	No		No	No	No		No	No	No	No	No	No	No
BOCS 140	Rayne Lodge Farm, Rayne Road, Braintree	11.54	264	Yes		Yes	Yes	Yes		No	No	No	No	Yes	Yes	No
BOCS 141	Land at Bradbury Drive/Swinbourne Drive, Braintree	3.69	55	No		No	No	No		No	No	No	No	No	No	No
BORL 403	Land South of Borley Hall, Borley	2.57	50	Yes		No	No	Yes		No	Yes	No	No	Yes	No	No
BRAD 142	Land east of Playing field and Allotment Gardens, Church Lane, Bradwell	7.48	20	Yes		Yes	No	Yes		No	Yes	No	No	Yes	No	No
BRAD 503	Rectory Meadow, Bradwell	12.13	100	Yes		Yes	No	No		No	No	No	No	No	No	No
BRAW 153	Broomhills Ind Estate, Pods Brook Road, Braintree	2.77	0	No		No	No	No		No	No	No	No	No	No	No
BRAW 154	Land south west of Braintree (r/o Gilda Terrace)	11.33	1500	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	No	No
BRSO 152	Land adjacent Braintree Railway Station, Station Road, Braintree	0.75	100	Yes		No	No	Yes		No	No	No	No	Yes	No	No
BULM 155	Land East of St Andrews rise, Bulmer	1.17	29	Yes		No	No	Yes		No	No	No	No	No	Yes	No
BULM 156	Land North of 20 Church Road, Bulmer	0.49	10	No		No	No	No		No	No	No	No	No	No	No
BULM 157	Land north of Hill crest, Church Road, Bulmer	0.92	18	No		No	No	No		No	No	No	No	No	No	No
BULM 158	Land north of Church Road (opp. pond), Bulmer	0.36	7	No		No	No	No		No	No	No	No	No	No	No
BULM 159	Land east of Church Road (opp. no.s 1-10), Bulmer	0.62	12	No		No	No	No		No	No	No	No	No	No	No
BULM 160	Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye	1.63	32	Yes		No	No	Yes		No	No	Yes	No	No	No	No
BULM 161	Land west of Smeetham Hall Lane (adj Bulmer Cottage, Bulmer	0.31	6	No		No	No	No		No	No	No	No	No	No	No
BULM 162	Land east of Smeethams Hall Lane (Adj Ridgicroft), Bulmer	0.35	7	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5 Deprived
BULM 163	Land east of Church Road/Sudbury Road (south of The Old Vicarage), Bulmer	1.94	39	No		No	No	No		No	No	No	No	No	No	
BULM 164	Land at junction of Church Road and A131, Bulmer Tye	1.26	36	No		No	No	No		No	No	No	No	No	No	
BULM 504	Griggs Farm, Bulmer Street, Sudbury	0.88	10	Yes		No	No	Yes		No	No	No	No	Yes	No	
BURE 165	Land at Colchester Road, Bures	5.34	85	Yes		Yes	No	Yes		No	No	Yes	No	Yes	No	
BURE 166	Land South of Cambridge Way, Bures	1.18	25	Yes		No	No	Yes		No	No	Yes	No	No	No	
BURE 526	Windy Ridge, Colne Road, Bures	0.27	3	Yes		No	No	Yes		No	No	Yes	No	No	No	
CASH 167	Land r/o 118-132 Nunnery Street, Castle Hedingham	0.46	1	No		No	No	No		No	No	No	No	No	No	
CASH 168	Land adjacent to Sudbury Road, opposite Coppingdown Farm, Castle Hedingham	0.77	20	No		No	No	No		No	No	No	No	No	No	
CASH 170	Land adj De Vere Primary School, Kirby Hall Rd, Castle Hedingham	0.65	15	No		No	No	No		No	No	No	No	No	No	
CASH 505	Colne Valley Railway, Yeldham Road, Castle Hedingham	8.76	60	Yes		Yes	No	Yes		No	No	No	No	Yes	No	
COGG 171	Tilkey Road, Coggeshall	0.58	8	No		No	No	No		No	No	No	No	No	No	
COGG 172	The Vineyard, West Street, Coggeshall	0.84	15	Yes		No	No	Yes		No	Yes	No	No	Yes	Yes	
COGG 173	Land at Kelvedon Road/Abbey Lane, Coggeshall	0.82	30	Yes		No	No	Yes		No	No	No	No	Yes	No	
COGG 174	Land on the south side of East Street, Coggeshall	1.23	12	Yes		No	No	Yes		No	No	No	No	Yes	No	
COGG 175	Vicarage Fields, West Street, Coggeshall	4.78	127	Yes		No	No	Yes		No	No	No	No	Yes	No	
COGG 176	Land south of West Street, Coggeshall	1.03	11	No		No	No	No		No	No	No	No	No	No	
COGG 177	Land north of Ambridge Road/Robinsbridge Road, Coggeshall	19.30	500	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	No	

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
COGG 178	Land adj Colne Road and A120 Bypass (north of Honeywood School), Coggeshall	2.13	54	No		No	No	No		No	No	No	No	No	No	No
COGG 179	Land at Priors Way, Coggeshall	1.89	38	No		No	No	No		No	No	No	No	No	No	No
COGG 180	Coggeshall West: Land at Highfields, Coggeshall	25.94	135	Yes		Yes	No	No		No	No	No	No	No	No	No
COGG 181	The Honeywood Project, Coggeshall	20.56	440	Yes		Yes	Yes	Yes		No	No	No	No	No	Yes	No
COGG 182	Land north of B1024 Colchester Road (east of St Peter's Road), Coggeshall	17.16	500	Yes		Yes	Yes	No		No	No	No	No	No	No	No
COGG 183	Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall	13.74	500	Yes		Yes	Yes	No		No	No	No	No	No	No	No
COGG 506	Dutch Nursery, West Street, Coggeshall	3.39	10	Yes		No	No	Yes		No	Yes	No	No	Yes	No	No
COLE 184	Land South of St Andrews Cemetery, Colne Engaine	0.33	0	No		No	No	No		No	No	No	No	No	No	No
COLE 186	Land at Brook Street (between no. 25/39), Colne Engaine	0.57	8	No		No	No	No		No	No	No	No	No	No	No
COLE 187	Land at Brook Farm, Colne Engaine	0.81	6	No		No	No	No		No	No	No	No	No	No	No
COLE 188	Land east of Bluebridge Ind Est	11.39	0	Yes		Yes	No	No		No	No	No	No	No	No	No
COLE 507	Land at Pebmarsh Road, Colne Engaine	0.59	10	No		No	No	No		No	No	No	No	No	No	No
CRESS 189	Braintree Garden Centre, Cressing Road, Braintree	1.58	0	No		No	No	No		No	No	No	No	No	No	No
CRESS 190	Adjacent The Vicarage, The Street, Cressing	0.46	10	Yes		No	No	Yes		No	No	No	No	No	Yes	No
CRESS 191	Land on the west side of Mill Lane, Cressing	14.71	250	Yes		Yes	Yes	No		No	No	No	No	No	No	No
CRESS 192	Land east of Mill Lane, Cressing	4.58	125	No		No	No	No		No	No	No	No	No	No	No
CRESS 193	Land between Braintree Road and Mill Lane, Tye Green Cressing	13.61	300	Yes		Yes	Yes	No		No	No	No	No	No	No	No
CRESS 194	land R/O Birds Barn, Polecat Road, Cressing	0.47	8	Yes		No	No	Yes		No	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
CRESS 195	Ivy Cottage, Long Green, Braintree	0.33	10	No		No	No	No		No	No	No	No	No	No	No
CRESS 196	Land at Rook Hall, Cressing	0.98	2	Yes		No	No	Yes		No	No	No	No	No	Yes	No
CRESS 197	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	0.51	14	No		No	No	No		No	No	No	No	No	No	No
CRESS 198	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	4.72	116	No		No	No	No		No	No	No	No	No	No	No
CRESS 199	Land Between Leyfield & Derrygowna, Braintree Road, Tye Green	0.44	12	No		No	No	No		No	No	No	No	No	No	No
CRESS 200	Land at 'Leyfield' Braintree Road, Tye Green	0.26	4	No		No	No	No		No	No	No	No	No	No	No
CRESS 201	Land at Appletree Farm, polecat Road, Cressing	2.95	100	No		No	No	No		No	No	No	No	No	No	No
CRESS 202	Land South of Millennium Way, Braintree	3.92	0	No		No	No	No		No	No	No	No	No	No	No
CRESS 204	Land South of A120, West of Railway, Braintree	29.04	1725	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
CRESS 205	Land South of A120 East of Railway, Braintree	34.07	1725	Yes		Yes	Yes	No		No	No	No	No	No	No	No
CRESS 207	Lane East Braintree Road, Tye Green	1.14	30	No		No	No	No		No	No	No	No	No	No	No
CRESS 210	Land at Ashes Farm, Ashes Road, Cressing	2.59	30	No		No	No	No		No	No	No	No	No	No	No
CRESS 211	North of Braintree Road & South of Ashes Farm, Cressing	13.38	700	Yes		Yes	Yes	No		No	No	No	No	No	No	No
CRESS 212	Land East of Braintree (Temple Border)	184.23	14500	Yes		Yes	Yes	Yes		No	Yes	No	No	No	No	No
CRESS 213	Land South of Ashes Road, Cressing	1.95	40	No		No	No	No		No	No	No	No	No	No	No
CRESS 214	Smaller area Land South of Ashes Road, Cressing	0.54	15	No		No	No	No		No	No	No	No	No	No	No
CRESS 508	Ashes Farm North	24.80	600	Yes		Yes	Yes	No		No	No	No	No	No	No	No
EARC 216	Adj Lowfields, Tey Road, Earls Colne	0.96	12	Yes		No	No	Yes		Yes	No	No	No	No	No	No
EARC 217	42 Halstead Road, Earls Colne	1.04	38	Yes		No	No	Yes		No	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
EARC 218	Site situated between Coggeshall Road and Tey Road, Earls Colne	3.17	60	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
EARC 219	Land r/o De Vere Road, part of Colne Green Farm, Earls Colne	3.98	97	No		No	No	No		No	No	No	No	No	No	No
EARC 220	The Timber Dump, Burrows Road, Earls Colne	0.30	5	Yes		No	No	Yes		Yes	No	No	No	No	No	No
EARC 221	Land east of Monks Road, Earls Colne, CO6 2RY	2.27	40	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
EARC 510	21 Coggeshall Road, Earls Colne	0.59	10	Yes		No	No	Yes		Yes	Yes	No	No	No	No	No
FEER 227	The Feering Triangle, London Road, Feering	1.00	0	No		No	No	No		No	No	No	No	No	No	No
FEER 228	Land at Wills Green, Feering	1.79	50	No		No	No	No		No	No	No	No	No	No	No
FEER 229	Land adjacent to Service Station, London Rd, Feering	2.77	0	No		No	No	No		No	No	No	No	No	No	No
FEER 230	Land at Inworth Road, Feering	1.98	40	No		No	No	No		No	No	No	No	No	No	No
FEER 231	Land West of Marks Tey	463.35	6000	Yes		Yes	Yes	Yes		Yes	No	No	No	Yes	No	No
FEER 232	Land south of Feering, west of A12 (between Coggeshall Road and New Lane)	17.33	880	Yes		Yes	Yes	No		No	No	No	No	No	No	No
FEER 233	Land south of Feering, west of A12 (south of Feering Hill/London Road)	57.45	950	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
FINC 235	Land adj Great Wincey Farm, Brent Hall Road, Finchingfield	1.06	20	Yes		No	No	Yes		No	No	No	No	No	Yes	No
FOXE 236	Land adj Glebeside, School Street, Foxearth	1.13	28	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
GEST 237	Land at North End Road (adj Pound Farm), Gestingthorpe	0.41	10	No		No	No	No		No	No	No	No	No	No	No
GEST 238	Land at Pound Farm Corner	1.16	28	No		No	No	No		No	No	No	No	No	No	No
GEST 240	Land south of Boulders, Nether Hill, Gestingthorpe	0.88	15	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
GEST 241	Land adj Bridge Cottage, North End Road, Gestingthorpe	1.49	10	Yes		No	No	Yes		No	No	No	No	Yes	No	No
GGHR 279	Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ	1.46	37	Yes		No	No	Yes		Yes	No	No	No	No	No	No
GGHR 280	Land adj Mystycroft, Burtons Green, Greenstead Green	2.23	10	Yes		No	No	Yes		Yes	No	No	No	No	No	No
GGHR 281	Land north of Halstead, adjacent to A131	1.24	10	No		No	No	No		No	No	No	No	No	No	No
GGHR 282	Land adjoining the east side of Bluebridge Ind Est, Halstead	4.76	0	Yes		No	No	Yes		No	No	No	No	Yes	No	No
GGHR 283	Land adjoining the cricket ground, Sudbury Road, Halstead	11.20	75	Yes		Yes	No	No		No	No	No	No	No	No	No
GGHR 284	Land at Ravens Avenue, Halstead	10.73	274	Yes		Yes	Yes	No		No	No	No	No	No	No	No
GGHR 285	Field Rear Star Style Cottages, Colne Engaine Lane, Halstead	1.40	35	No		No	No	No		No	No	No	No	No	No	No
GGHR 430	Land at Tidings Hill (east Firwood's Road), Halstead	10.12	262	Yes		Yes	Yes	No		No	No	No	No	No	No	No
GNBN 263	Land between 114 and 126 London Road, Great Notley	0.98	20	No		No	No	No		No	No	No	No	No	No	No
GOSF 217	10 New Road, Gosfield	0.48	12	Yes		No	No	Yes		Yes	No	No	No	No	No	No
GOSF 244	Land to rear of 13/14 Park Cottages, Gosfield	0.68	10	Yes		No	No	Yes		No	No	No	No	No	Yes	No
GOSF 246	Former Shell Oil Depot, Hedingham Road, Gosfield	1.66	20	No		No	No	No		No	No	No	No	No	No	No
GOSF 247	Land south of Hall Drive (adj playing field), Gosfield	4.34	50	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
GOSF 248	Land off Nun's Meadow, Gosfield	0.96	5	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
GOSF 249	Land at Gosfield Airfield	21.36	2	Yes		Yes	No	Yes		Yes	No	No	No	No	No	No
GOSF 251	The Limes, Gosfield	1.00	25	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
GRBA 254	The Bardfield Centre, Braintree Road, Bardfield	0.40	17	Yes		No	No	Yes		No	No	No	No	No	Yes	No
GRBA 255	Land south of Alienor Ave, Great Bardfield	5.44	145	Yes		Yes	No	No		No	No	No	No	No	No	No
GRMA 256	Adj Long Fen, Church Street, Gt Maplestead	1.01	1	No		No	No	No		No	No	No	No	No	No	No
GRMA 259	Treeways, Church Street, Great Maplestead	0.34	2	No		No	No	No		No	No	No	No	No	No	No
GRNO 260	Land west of A131 Great Notley	39.57	500	Yes		Yes	Yes	No		No	No	No	No	No	No	No
GRSA 268	Land adjacent to Oak View, Blake End, Rayne	1.52	37	Yes		No	No	Yes		No	No	No	No	Yes	No	No
GRSA 269	Land centred on Saling Airfield between Stebbing and Rayne, Braintree	909.01	7500	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	Yes	No
GRSA 270	Boxted Wood, Cressing Green	127.13	1500	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	No	No
GRYE 271	Land at Plants That Grow, Ridgewell Road, Gt Yeldham	0.70	1	Yes		No	No	Yes		No	No	No	No	Yes	No	No
GRYE 272	Land at Newcombes, Poole Street, Gt Yeldham	1.16	15	No		No	No	No		No	No	No	No	No	No	No
GRYE 273	Leeway and Windermere Cottages, Poole Street, Great Yeldham	0.76	15	No		No	No	No		No	No	No	No	No	No	No
GRYE 274	Land at Nuns Walk Field, Great Yeldham	2.06	29	Yes		No	No	Yes		No	No	No	No	No	Yes	No
GRYE 275	Hunnable Industrial Estate, Great Yeldham	2.20	60	No		No	No	No		No	No	No	No	No	No	No
GRYE 276	Land West of Nuns Walk Field, Great Yeldham	3.53	70	No		No	No	No		No	No	No	No	No	No	No
GRYE 277	Land North of Little Hyde Road (Blackberry Field), Great Yeldham	5.79	100	Yes		Yes	No	No		No	No	No	No	No	No	No
GRYE 278	Land North of Highfields (Beards Field), Great Yeldham	2.45	40	No		No	No	No		No	No	No	No	No	No	No
HASA 286	Greenways, Balls Chase, Halstead	0.92	25	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
HASA 287	Land East of the High Street, Halstead	1.64	50	Yes		No	No	Yes		No	No	No	No	No	Yes	No
HASA 288	Land adjoining the west of Bluebridge Ind Est, Halstead	16.13	0	Yes		Yes	No	No		No	No	No	No	No	No	No
HASA 289	Land at Cherry Tree Close, Halstead	0.82	20	No		No	No	No		No	No	No	No	No	No	No
HASA 290	Land between Mill Chase and Sudbury Road, Halstead	6.86	175	Yes		Yes	Yes	Yes		No	No	No	No	No	Yes	No
HASA 291	Land adjoining Cherry Tree Close and Beech Ave, Halstead	16.22	418	Yes		Yes	Yes	No		No	No	No	No	No	No	No
HASA 292	Land south of Box Mill Lane, Halstead	2.11	42	No		No	No	No		No	No	No	No	No	No	No
HASA 293	Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead	10.52	255	Yes		Yes	Yes	Yes		No	Yes	No	No	No	No	No
HASA 295	Land off corner of Fenn Road and Brook Street, Halstead	2.11	54	No		No	No	No		No	No	No	No	No	No	No
HASA 513	Central Park, Colchester Road, Halstead	3.22	104	Yes		No	No	Yes		No	No	No	No	Yes	No	No
HATF 314	Land South of The Street, Hatfield Peverel	10.44	45	Yes		Yes	No	No		No	No	No	No	No	No	No
HATF 315	Land at Woodend Farm, London Road, Witham	15.96	432	Yes		Yes	Yes	No		No	No	No	No	No	No	No
HATF 316	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham	2.77	50	No		No	No	No		No	No	No	No	No	No	No
HATF 319	Land to the south of London Road (east of Ambleside), Hatfield Peverel	0.58	5	No		No	No	No		No	No	No	No	No	No	No
HATF 514	Adj Casa Feliz, Manor Road, Nounsley	0.49	10	No		No	No	No		No	No	No	No	No	No	No
HATF 515	Adj Hawthorns, Peveral Avenue, Nounsley	0.32	8	No		No	No	No		No	No	No	No	No	No	No
HATR 296	Land North of Sloe Hill Halstead	2.46	60	Yes		No	No	Yes		No	Yes	No	No	No	No	No
HATR 297	Conies Field, Oak Road, Halstead	1.56	30	No		No	No	No		No	No	No	No	No	No	No
HATR 298	Halstead Business Centre, Factory Lane West, Halstead	0.45	12	Yes		No	No	Yes		No	No	No	No	Yes	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
HATR 299	Harrison Works, Kings Road, Halstead	0.81	30	Yes		No	No	Yes		No	No	No	No	Yes	No	No
HATR 300	Halstead Football Club	1.18	45	Yes		No	No	Yes		No	No	No	No	Yes	No	No
HATR 301	Crowbridge Farm, Chapel Hill, Halstead	4.23	90	Yes		No	No	Yes		No	Yes	No	No	No	No	No
HATR 302	Land north of Slough Farm Road, Halstead	5.88	117	Yes		Yes	No	Yes		No	Yes	No	No	No	No	No
HATR 304	Land west of Mount Hill, Halstead	3.74	99	No		No	No	No		No	No	No	No	No	No	No
HATR 305	Land at 83 Chapel Hill, Halstead	0.73	16	Yes		No	No	Yes		No	Yes	No	No	No	No	No
HATR 306	Land at Oak Road & Tidings Hill, Halstead	4.25	90	No		No	No	No		No	No	No	No	No	No	No
HATR 308	Blamsters, Halstead	2.55	31	No		No	No	No		No	No	No	No	No	No	No
HATR 309	Blamsters area 3, Halstead	1.75	31	No		No	No	No		No	No	No	No	No	No	No
HELI 323	Land r/o Krikseys, Haverhill Road, Steeple Bumpstead	0.26	6	No		No	No	No		No	No	No	No	No	No	No
HELI 324	Land between Slate Hall & Chestnut Lodge, Haverhill Road, Steeple Bumpstead	0.91	19	No		No	No	No		No	No	No	No	No	No	No
HELI 325	Land Between Hilltop Villa & Allemagn Pale Green	0.63	15	No		No	No	No		No	No	No	No	No	No	No
HELI 326	North of Chestnut Lodge, Pale Green, Helions Bumpstead	0.47	8	No		No	No	No		No	No	No	No	No	No	No
HELI 328	Land between Haven Cottage & water tower, Pale Green, Helions Bumpstead	0.28	7	No		No	No	No		No	No	No	No	No	No	No
HELI 329	Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead	2.13	50	Yes		No	No	Yes		No	No	No	No	No	Yes	No
KELV 331	St Dominics Residential Care Home, London Road, Kelvedon	0.50	41	Yes		No	No	Yes		No	No	No	No	Yes	Yes	No
KELV 333	Land at Park Farm Hollow Road, Kelvedon	61.07	1496	Yes		Yes	Yes	Yes		No	No	No	No	No	Yes	No
KELV 334	Former Polish Campsite	1.91	0	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
KELV 335	Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon	10.12	243	Yes		Yes	Yes	No		No	No	No	No	No	No	No
KELV 337	Land at London Road, between Crabb's Lane and Church Street, Kelvedon	23.02	269	Yes		Yes	Yes	Yes		No	No	No	No	Yes	Yes	No
LITM 342	Land at Cock Road, Little Maplestead	0.97	10	No		No	No	No		No	No	No	No	No	No	No
PANF 136	Land at Panfield, northwest of Springwood Industrial Estate	7.86	0	Yes		Yes	No	No		No	No	No	No	No	No	No
PANF 345	Land at Ivy Hall, Kynaston Road, Panfield	8.80	220	Yes		Yes	Yes	No		No	No	No	No	No	No	No
PANF 346	Land at Ivy Hall, Panfield PAN2 plus	2.68	63	No		No	No	No		No	No	No	No	No	No	No
PANF 347	PAN2 plus IvyHall Panfield	1.34	33	No		No	No	No		No	No	No	No	No	No	No
PANF 516	Site 1, Kynaston Farm, Panfield	0.37	9	No		No	No	No		No	No	No	No	No	No	No
PANF 517	Site 2, Kynaston Farm, Panfield	3.05	75	No		No	No	No		No	No	No	No	No	No	No
PANF 518	Site 2, Kynaston Farm, Panfield	2.93	74	No		No	No	No		No	No	No	No	No	No	No
PANF 519	Site 4, Kynaston Farm, Panfield	5.65	141	Yes		Yes	No	No		No	No	No	No	No	No	No
PEBM 348	Land R/O Charwin, Cross End, Pebmarsh	0.36	1	No		No	No	No		No	No	No	No	No	No	No
PEBM 350	Land west of Kings Mead, Water Lane, Pebmarsh	0.32	3	Yes		No	No	Yes		No	No	No	No	No	Yes	No
PEBM 351	Land at Oak Road, north of Hamsters Close, Pebmarsh	0.83	10	No		No	No	No		No	No	No	No	No	No	No
PEBM 352	Former Playing Field, Clay Hill, Pebmarsh	1.10	20	No		No	No	No		No	No	No	No	No	No	No
RAYN 355	Land East of School Road, Rayne, Gladman Developments Ltd	8.07	45	Yes		Yes	No	No		No	No	No	No	No	No	No
RIDG 357	Land north of Drury Lane, South of Chapel Road, Ridgewell	2.31	46	Yes		No	No	Yes		No	No	No	No	No	Yes	No
RIDG 358	Land at Hall Lane, Ridgewell	1.35	25	Yes		No	No	Yes		No	Yes	No	No	No	Yes	No
RIDG 359	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell	0.79	19	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
RIVE 361	Land at The Old Rectory, Rivenhall	3.50	20	Yes		No	No	Yes		No	Yes	No	No	No	No	No
RIVE 362	Land adjoining Burchey Brook Poultry Farm, Eastways, Waterside Business Park, Witham	3.04	0	No		No	No	No		No	No	No	No	No	No	No
RIVE 363	Burghey Brook Farm, London Road, Rivenhall	6.85	0	Yes		Yes	No	No		No	No	No	No	No	No	No
RIVE 364	Essex County Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End	6.03	0	Yes		Yes	No	No		No	No	No	No	No	No	No
RIVE 365	Land between A12 and railway line, opp. Rivenhall Golf Course	15.77	0	Yes		Yes	No	No		No	No	No	No	No	No	No
RIVE 366a	Forest Road, North East Witham, Phase 2a	20.31	325	Yes		Yes	Yes	No		No	No	No	No	No	No	No
RIVE 366b	Forest Road, North East Witham, Phase 2b	2.35	25	No		No	No	No		No	No	No	No	No	No	No
RIVE 367	Church Road, Rivenhall	12.72	318	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	No	No
RIVE 368	Oak Road, Rivenhall	7.74	193	Yes		Yes	Yes	Yes		No	No	No	No	Yes	Yes	No
RIVE 369	Land at Henry Dixon Road (north of A12), Rivenhall End	24.92	623	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
RIVE 370	Land at Henry Dixon Road (South of A12), Rivenhall End	7.44	185	Yes		Yes	Yes	No		No	No	No	No	No	No	No
RIVE 521	Parkgate Farm, Rivenhall	0.78	15	No		No	No	No		No	No	No	No	No	No	No
SHAL 371	Land West of Braintree Road (Levelly Field) Shalford Church End	10.75	268	Yes		Yes	Yes	Yes		No	Yes	No	No	No	No	No
SHAL 373	Land to rear of Pent House, The Street, Shalford	0.64	14	No		No	No	No		No	No	No	No	No	No	No
SHAL 375	White Court, Braintree Road, Church End, Shalford	0.67	4	No		No	No	No		No	No	No	No	No	No	No
SIBH 376	Land Adj 14 Swan street, Sible Hedingham	0.27	10	Yes		No	No	Yes		No	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
SIBH 377	Former Tanners Dairy, Prayers Hill, Sible Hedingham	2.36	59	No		No	No	No		No	No	No	No	No	No	No
SIBH 378	South of Wethersfield Road, Sible Hedingham	2.82	18	Yes		No	No	Yes		No	No	No	No	No	Yes	No
SIBH 380	Land at Queen Street (between no.s 16 and 42), Sible Hedingham	1.11	6	Yes		No	No	Yes		No	No	No	No	No	Yes	No
SIBH 381	Land at Alderford Maltings, Alderford Street, Sible Hedingham	1.64	26	Yes		No	No	Yes		No	No	No	No	No	Yes	No
SIBH 382	The Old Coal Yard, 61 Alderford Street, Sible Hedingham	0.33	5	Yes		No	No	Yes		No	No	No	No	Yes	Yes	No
SIBH 522	Land at Rippers Court, Sible Hedingham	0.28	8	No		No	No	No		No	No	No	No	No	No	No
SILV 383	Garden Field, Adj 65 Western Road, Silver End	2.82	64	No		No	No	No		No	No	No	No	No	No	No
SILV 384	Whiteheads Farm, Cressing Road, Silver End	5.06	125	Yes		Yes	No	Yes		No	No	No	No	Yes	Yes	No
SILV 385	Land to west of Boars Tye Road, Silver End	2.27	55	No		No	No	No		No	No	No	No	No	No	No
SILV 386	Land on the east side of Boars Tye Road, between Rolphs Cottages and Bretton, Silver End	2.24	56	No		No	No	No		No	No	No	No	No	No	No
SILV 388	Crittall Works, Silver End	3.55	80	Yes		No	No	Yes		No	No	No	No	No	Yes	No
SILV 390	Egypt's Farm, Boars Tye Road, Silver End	8.35	191	Yes		Yes	Yes	No		No	No	No	No	No	No	No
SILV 524	Land SE of Magdalene Crescent, Silver End	2.39	64	Yes		No	No	Yes		No	No	No	No	Yes	Yes	No
STEB 394	Land adjacent Freezes Barns, North Street, Steeple Bumpstead	0.62	10	Yes		No	No	Yes		No	No	No	No	No	Yes	No
STEB 395	Land South of Freezes Barns, North Street, Steeple Bumpstead	1.22	25	Yes		No	No	Yes		No	No	No	No	No	Yes	No
STIS 396	Land east of Baytree Farm, Stisted	5.68	142	Yes		Yes	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
STIS 397	Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted	7.06	172	Yes		Yes	Yes	Yes		No	Yes	No	No	No	No	No
STIS 398	Site off Rectory Road (opp. no.63), Stisted	0.64	20	Yes		No	No	Yes		Yes	No	No	No	No	No	No
STIS 399	Land off Back Lane (r/o Brickwall Farm), Stisted	0.72	20	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
STIS 400	Land adj Stisted Lodge, Rectory Road, Stisted	0.35	10	Yes		No	No	Yes		Yes	No	No	No	No	No	No
STIS 401	37 The Street & Land to Rear, Stisted	0.86	6	Yes		No	No	Yes		Yes	No	No	No	No	Yes	No
STUR 405	Woodlands Hotel & Restaurant, Coupals Road, Sturmer	1.30	32	No		No	No	No		No	No	No	No	No	No	No
STUR 406	Land at Crunch Croft, Sturmer	0.47	13	No		No	No	No		No	No	No	No	No	No	No
STUR 407	Land north of Phoenix Road, Haverhill Business Park, Haverhill	1.89	47	No		No	No	No		No	No	No	No	No	No	No
STUR 523	Land Rear of The Spinning Wheel, The Street, Sturmer	1.09	27	No		No	No	No		No	No	No	No	No	No	No
TOPP 410	Land to west of The Causeway (opp. no.s 11-35), Toppesfield	0.61	10	No		No	No	No		No	No	No	No	No	No	No
TOPP 411	Land North of Park Lane, Toppesfield	1.06	10	No		No	No	No		No	No	No	No	No	No	No
WETH 415	The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End	1.13	4	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WETH 416	Land at Owls Hall Farm, Blackmore End	1.08	10	No		No	No	No		No	No	No	No	No	No	No
WETH 417	Courtenham, Four Ashes, Blackmore End	0.39	6	Yes		No	No	Yes		Yes	No	No	No	No	No	No
WHIC 419	South of Colchester Road, White Colne	0.49	10	Yes		No	No	Yes		Yes	No	No	No	No	No	No
WISP 420	Land to west of Church Road, Wickham St Paul	0.40	5	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
WITC 421	Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham	3.06	70	Yes		No	No	Yes		No	Yes	No	No	Yes	Yes	No
WITC 424	8 Collingwood Road	0.79	40	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WITN 425	No.s 4 & 6 Chipping Hill, Ramsden Mills and Chiping Hill Ind Est	0.41	40	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WITN 426	Land to north west of Conrad Road, Witham	6.48	130	Yes		Yes	No	No		No	No	No	No	No	No	No
WITN 427	Land North of Conrad Road (redundant allotments), Witham	0.32	8	No		No	No	No		No	No	No	No	No	No	No
WITN 428	Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall	60.23	1500	Yes		Yes	Yes	No		No	No	No	No	No	No	No
WITN 429	Rickstones Neighbourhood Centre, Laburnum Way, Witham	0.55	27	No		No	No	No		No	No	No	No	No	No	No
WITW 431	Land off Blunts Hall Lane, Witham	1.72	40	No		No	No	No		No	No	No	No	No	No	No

Table A5.2 Screening table for sites received through consultation on the Draft Local Plan

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5 Deprived
BASA 648	Four Elms Mills, Bardfield Road, Bardfield Saling	3.87	110	No		No	No	No		No	No	No	No	No	No	No
BLAN 633	197-201 London Road, Great Notley	0.57	12	No		No	No	No		No	No	No	No	No	No	No
BOCN 607	Boones Farm, High Garrett	3.92	120	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCN 634	Field West of Bocking Village (Rear of Bocking Primary School), Bocking	7.63	115	Yes		Yes	No	Yes		No	No	No	No	Yes	Yes	No
BOCN 635	Field rear of 105 A131 High Garrett	2.29	65	Yes		No	No	Yes		Yes	No	No	No	No	No	No
BOCN 649	Land off Convent Lane, Bocking	5.72	40	Yes		Yes	No	Yes		No	No	No	No	Yes	No	No
BOCN 650	Field adjoining Bocking Vilage	8.75	260	Yes		Yes	Yes	Yes		Yes	No	No	No	Yes	No	No
BRAD 142A	Land at Church Road, Bradwell	0.93	30	No		No	No	No		No	No	No	No	No	No	No
BRAW 647	Land South of Queensborough Lane, Braintree	12.91	250	Yes		Yes	Yes	No		No	No	No	No	No	No	No
COGG 623	Land South Of West Street, Coggeshall	20.22	20	Yes		Yes	No	Yes		No	Yes	No	No	Yes	Yes	No
COGG 629	Land at Westland Nurseries, West Street, Coggeshall	3.83	55	No		No	No	No		No	No	No	No	No	No	No
COGG 640	Land North of West Street, Coggeshall	5.98	100	Yes		Yes	No	No		No	No	No	No	No	No	No
COGG 641	North West Coggeshall	539.36	5000	Yes		Yes	Yes	Yes		Yes	Yes	No	No	Yes	Yes	No
FINC 646	Land South of Wethersfield Road, Finchingfield	5.68	95	Yes		Yes	No	Yes		No	No	No	No	No	Yes	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
GEST 604A	Delvyns Farm, Gestingthorpe	1.17	10	No		No	No	No		No	No	No	No	No	No	No
GEST 604B	Delvyns Farm, Gestingthorpe	0.25	10	No		No	No	No		No	No	No	No	No	No	No
GGHR 639	Land South East of Halstead (ALSO IN HALSTEAD)	59.88	850	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
GREY 625	Land North of Toppesfield Road, Great Yeldham	1.69	20	No		No	No	No		No	No	No	No	No	No	No
GREY 644	Land South of Butlers Way, Great Yeldham	5.91	125	Yes		Yes	No	Yes		No	No	No	No	Yes	Yes	No
GRNO 621	Oaklands PH & Car Park, Notley Green, Great Notley	0.63	15	No		No	No	No		No	No	No	No	No	No	No
HATF 602	Site bounded by Church Road & Crabbs Hill, Hatfield Peverel	1.20	30	No		No	No	No		No	No	No	No	No	No	No
HATF 608	Arla Dairy, Station Road, Hatfield Peverel	3.83	160	Yes		No	Yes	No		No	No	No	No	No	No	No
HATF 609	Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel	6.48	190	Yes		Yes	Yes	No		No	No	No	No	No	No	No
HATF 630	Bury Farm, Bury Lane, Hatfield Peverel	2.79	10	No		No	No	No		No	No	No	No	No	No	No
HATF 643	Land West of Ulting Road, Nounsley	3.41	20	No		No	No	No		No	No	No	No	No	No	No
KELV 606	Moorings, Coggeshall Road, Kelvedon	7.56	225	Yes		Yes	Yes	Yes		No	No	No	No	Yes	No	No
KELV 615	Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district	50.71	600	Yes		Yes	Yes	Yes		No	Yes	No	No	Yes	Yes	No
KELV 616	Land North of Crabbs Barn, London Road, Kelvedon	5.38	160	Yes		Yes	Yes	No		No	No	No	No	No	No	No
KELV 626	Land at Watering Farm, Kelvedon CO5 9PF	2.69	45	Yes		No	No	Yes		No	No	No	No	Yes	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
KELV 627	Land at Windmill Farm, Kelvedon	5.73	170	Yes		Yes	Yes	No		No	No	No	No	No	No	No
KELV 628	Land at Bridge Farm, Kelvedon CO5 9PF	2.01	50	No		No	No	No		No	No	No	No	No	No	No
LITM 620	Land North of Sudbury Road, Little Maplestead	0.56	10	No		No	No	No		No	No	No	No	No	No	No
SIBH 611	Oxford Lane, Sible Hedingham	0.06	10	No		No	No	No		No	No	No	No	No	No	No
SIBH 617	Land at former Tanners Dairy, Oxford Lane, Sible Hedingham	0.17	0	No		No	No	No		No	No	No	No	No	No	No
SIBH 631	Land North of Oxford Lane, Sible Hedingham (11.8 Acres)	4.66	130	No		No	No	No		No	No	No	No	No	No	No
STAM 618	The Post Mill & Collins Farm, Mill Road, Stambourne	0.92	10	No		No	No	No		No	No	No	No	No	No	No
STEB 645	Land East of Finchingfield Road, Steeple Bumpstead	4.68	95	No		No	No	No		No	No	No	No	No	No	No
WETH 624	Land corner of Braintree Road & West Drive, Wethersfield	1.45	23	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WETH 636	Land at Hudsons Hill, Wethersfield	0.72	20	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WHIN 614	Land South of The Street, White Notley	0.27	10	Yes		No	No	Yes		No	No	No	No	No	Yes	No
WISP 619	Land rear of Church Road & Old Road, Wickham St Pauls, Halstead	0.98	10	No		No	No	No		No	No	No	No	No	No	No
WITN 428A	Land East of Cressing Road, Witham	9.89	300	Yes		Yes	Yes	No		No	No	No	No	No	No	No
WITN 613	Thompsons Yard, Chipping Hill, Witham	0.04	10	Yes		No	No	Yes		No	No	No	No	No	No	No
WITN 652	Land at Honeysuckle Way	0.80	24	No		No	No	No		No	No	No	No	No	No	No

Site ID	Site Name	Area (Ha)	No. of dwellings	Significant effects possible?		> 5.0 Ha	> 150 homes	Sensitive area:		Type of 'sensitive area' and related SA objectives						
										SSSI	Other biodiversity	Nat Park or AONB	WHS or SM	Flood Zone	Other heritage	SA1, 2, 3, 5
WITN 653	Land north of Brambles Road	0.64	18	No		No	No	No		No	No	No	No	No	No	No

Appendix 6

Detailed assessment forms for site allocation options

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments: NOT ASSESSED

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BASA 648

Area (Ha):

3.87

No. of dwellings

110

Site Name

Four Elms Mills, Bardfield Road, Bardfield Saling

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 25 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Mount Chambers surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Negative effect (-)

3f) Comments Loss of public open space as per BDC email dated 5/5/16 .

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is located directly adjacent to Lakes Road Industrial Park.

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: NOT ASSESSED

6b) Comments:

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: NOT ASSESSED

7b) Comments:

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: NOT ASSESSED

8b) Comments:

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments:

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BCBG 151

Area (Ha):

1.05

No. of dwellings

25

Site Name

Land rear of Trotters Field

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 75 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments The site is a main town allocation but is more than 800m from a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Lakes Road Ind Park, Millennium Way Trade Centre, Anglia Way and Driberg Way Ind Estate

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

Highways access information

8e) Effect:

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

9b) Comments

Distance to a secondary school

9c) Effect:

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BCBG 149

Area (Ha):

1.89

No. of dwellings

75

Site Name

Football Club, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

BELO 107

Area (Ha):

0.27

No. of dwellings

1

Site Name

East of jn The Street & Road to Puttock End, Belchamp Otten

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is adjacent to a conservation area and several listed buildings. The BDC site assessment form describes the development as having limited impacts as the conservation area already covers ribbon development. Mitigation is identified as possibly setting back the development and consider building height.

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

BELP 108

Area (Ha):

2.53

No. of dwellings

50

Site Name

Land North of Vicarage Road, Belchamp St Paul

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Uncertain effect (?)

1b) Comments: The effect on community facilities has not been assessed by the BDC site visits.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 97 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Little Waltham Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; The site is within 2km of Great Notley Country Park.

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effect on public open space has not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment area.

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 400m of several bus stops which are served by a poor service.

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Part of the site is within 400m of White Court School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Part of the site is within 2.4km of Notley High School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are two listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BLAN 115

Area (Ha):

3.98

No. of dwellings

97

Site Name

Land at Bakers Lane and London Road, Black Notley

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on a contaminated land.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of approximately 45 homes will contribute significantly to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery and hospital are over 800m away.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: There will be no loss of existing open space as per BDC assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: There will be no change to the retail provision.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: Within 8km of a Braintree town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: None of the site is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: More than 800m from an existing employment site.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

Broadband availability

5e) Effect: Positive effect (+)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact zone for residential development. The site is identified as greenfield as per the BDC site assessment forms.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The large part of the site is within 800m of a railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is directly adjacent to Black Notley which is designated as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Within 800m of a railway station providing a frequent service.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Vehicular access can be gained as per the BDC site assessment form. However the road is narrow and not white lined.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is over 800m to a primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km driving distance to a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a scheduled monument and numerous listed buildings within the vicinity of the site but impacts were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within any SPZs.

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BLAN 119

Area (Ha):

6.01

No. of dwellings

45

Site Name

Land opp 65-96 Brain Valley Avenue, Black Notley

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per the BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments None of the site is located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments All of the site is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments None of the site is contaminated.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of approximately 60 houses will contribute significantly to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is over 800m away from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of existing open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Uncertain effect (?)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km to Braintree town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments None of the site is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is not within a designated site nor within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The majority of the site is within 800m of a railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is directly adjacent to Black Notley which is designated as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to provide a frequent service.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highway access issues have been identified as per BDC site assessment forms.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The majority of the site is less than 2.4km away from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site contains a listed building. Several more listed buildings and a scheduled monument are located within the vicinity the site. However impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within any SPZ's.

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BLAN 501

Area (Ha):

5.05

No. of dwellings

60

Site Name

Land Adj Stantons Farmhouse, South Black Notley Village

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per the BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments None of the site is located within a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments None of the site is located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments All of the site is located on either grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments None of the site is contaminated.

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BLAN 633

Area (Ha):

0.57

No. of dwellings

12

Site Name

197-201 London Road, Great Notley

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: 1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: 1d) Comments: **SA objective 2:****To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect 2b) Comments **SA objective 3:****To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: 3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: 3d) Comments

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: Impacts were not assessed on the BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change in retail provision according to the BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments: The site is a main town allocation and is greater than 800m away from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: None of the site is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: A small part of the north west corner of the site is within 800m of an existing employment site.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

Broadband availability

5e) Effect: Positive effect (+)

5f) Comments Fibre service is available in the majority of the site. Fibre service is planned for the rest of the site by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments Site is not within a designated site , nor within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is located on greenfield land as per the BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments The site is less than 400m away form several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments The site is directly adjacent to the main town of Braintree & Bocking.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments The site is within 400m of a bus stop providing a frequent service.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments: Vehicle access can be gained, although road is a narrow single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: A small part of the site is within 400m of a primary school. The majority of the site is then within 800m of a primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments: The site is less than 4.8km away from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and two conservation within the vicinity of the site, but the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments: The majority of the site (97%) falls within SPZ1 or SPZ2.

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BOCN 126

Area (Ha):

27.05

No. of dwellings

638

Site Name

Land East of Dorewards Hall, Bocking

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per the BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is almost entirely (99.84%) on either grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to a landfill site. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 240 houses will contribute significantly to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is located more than 800m from a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID BOCN 133 Area (Ha): 9.47 No. of dwellings 240

Site Name Land at Deanery Hill, Bocking

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of existing open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments No change in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments A small part of the site is within 800m from Braintree town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments None of the site is located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is less than 800m from an existing employment area.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact risk zone for residential units of 100 units or more. The site is located on greenfield development as per BDC assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 400m of a bus stop providing a frequent service.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No highway access issues identified. Access can be gained by a single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is less than 800m away from Bocking Church Street Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a conservation area and several listed buildings within the vicinity of the site, but impacts on these were not assessed by BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

All of the site is located within SPZ2.

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BOCN 133

Area (Ha):

9.47

No. of dwellings

240

Site Name

Land at Deanery Hill, Bocking

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per the BDC assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on identified visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The majority of the site (68.69%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

No / negligible effect (0)

6b) Comments

The site is not within a designated site, nor is it within 100m of a designated site. Not within an SSSI impact risk zone for residential development. The site is located on previously developed land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 125

Area (Ha):

1.70

No. of dwellings

30

Site Name

r/o 282/288 Broad Road, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within an a designated site, nor is it within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 128

Area (Ha):

0.97

No. of dwellings

1

Site Name

Land south of Grove Field, High Garrett

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

Polly's Field, Polly's Hill. Church Lane, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 100 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria met.

Site ID **BOCN 134** Area (Ha): **2.07** No. of dwellings **100**

Site Name **Polly's Field, Polly's Hill. Church Lane, Braintree**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

Polly's Field, Polly's Hill. Church Lane, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops which are served by a frequent service.

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

Polly's Field, Polly's Hill. Church Lane, Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access is via a single carriageway but is subject to visibility splay.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Tabor Science Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings and two conservation areas within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

The site lies entirely within SPZ2.

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

Polly's Field, Polly's Hill. Church Lane, Braintree

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BOCN 134

Area (Ha):

2.07

No. of dwellings

100

Site Name

Polly's Field, Polly's Hill. Church Lane, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (33.55%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site nor within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 135

Area (Ha):

1.46

No. of dwellings

40

Site Name

Land at Church Street (Four Releet Meadow), High Garrett

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 502

Area (Ha):

0.66

No. of dwellings

6

Site Name

Rear of 263 Broad Road, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

Site consists of greenfield land. Site does not fall within a SSSI risk zone for the relevant type of development.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 607

Area (Ha):

3.92

No. of dwellings

120

Site Name

Boones Farm, High Garrett

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities that would be list to development or any intention to provide new facilities

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to a landfill site. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates dwelling capacity of 115 which will significantly contribute to the delivery of affordable housing

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: Site is more than 800 m from the nearest GP surgery or hospital

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: None of ANGSt criteria met

Site ID BOCN 634 Area (Ha): 7.63 No. of dwellings 115

Site Name Field West of Bocking Village (Rear of Bocking Primary School), Bocking

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any existing open space that would be lost to development or any intention to provide new open space

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any existing retail at the site that could be lost to development or any intention to provide new retail facilities

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments Site is directly adjacent to the Main Town of Bocking but more than 800 m from a primary shopping area or Local Centre

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments Site is not within a minerals safeguarding area

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Site is within 800 m the Bovington Road employment site in Bocking

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at the site

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: All of site is on undesignated greenfield land

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Site is within 400 m of several bus stops

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Allocation is directly adjacent to the Main Town of Bocking

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400 m of several bus stops and Bocking is served by regular bus services

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Vehicular access available, but may impact on historic buildings. Fennes Road unlikely to be suitable as it is narrow, with hedgerows, making visibility splays difficult.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

Within 400 m of Bocking Church Street Primary School

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

Southern end of site is within 2.4 km of Tabor Science Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

BDC site assessment form identifies Grade 1 and grade 2* buildings to the southern part of the site on Bovingdon Road and conservation area. Buffering required on the southern part of the site to minimise impact on the grade 2* and 2 buildings which are more visible than the grade 1 church.

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments Most of site is within SPZ2c but southern end within SPZ1c

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments Approximately 22% of the site is within Flood Zone 3 and other small areas are within Flood Zone 2

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200 m of the A12 or A120.

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Approximately 84% of site is located within a landscape with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments All of site is on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located within a Country Park.

Site ID

BOCN 634

Area (Ha):

7.63

No. of dwellings

115

Site Name

Field West of Bocking Village (Rear of Bocking Primary School), Bocking

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

Just over half (52%) of the site is on Grade 3 agricultural land

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

This site consists of greenfield land. The site does not lie within a SSSI risk zone for the relevant type of development.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BOCN 635

Area (Ha):

2.29

No. of dwellings

65

Site Name

Field rear of 105 A131 High Garrett

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: Dwelling capacity of more than 15 dwellings (40 dw), which will significantly contribute to delivering housing, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: Site is further than 800m from the nearest GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Only 1 ANG criteria met but the site is adjacent to the Blackwater River South ANG

Site ID **BOCN 649** Area (Ha): **5.72** No. of dwellings **40**

Site Name **Land off Convent Lane, Bocking**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **BDC site assessment does not identify any existing open space that would be lost to development or any intention to provide new open space.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **BDC site assessment does not identify any existing retail at the site that could be lost to development or any intention to provide new retail facilities.**

Distances to local shops and services

4c) Effect: **Negative effect (-)**

4d) Comments **Site is more than 800m from a primary shopping centre or local centre.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **Significant negative effect (--)**

5b) Comments **The entirety of the site lies within a Minerals Safeguarding Area**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Positive effect (+)**

5d) Comments **A small area in the southern part of this site is within 800m of Lakes Road Industrial Park.**

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: All of the site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops. Note that bus stops to the west are likely to be more accessible, as the River Blackwater presents a barrier to accessing those to the east of the site.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of several bus stops, including those with frequent services. Note that bus stops to the west are likely to be more accessible, as the River Blackwater presents a barrier to accessing those to the east of the site.

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

BDC site assessment states that it is 'possible' vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Great Bradfords Infant and Nursery School and Great Bradfords Junior School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Significant negative effect (--)

10b) Comments

There is a listed building at the end of Convent Lane. The BDC site assessment recognises possible negative impacts to this feature due to increased traffic and does not suggest any mitigation may be possible.

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Site is not within an SPZ

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the water cycle study is updated

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments More than 25% of this site lies within Flood Zone 3, associates with the River Blackwater. There are small areas of FZ2 within the site.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within an AQMA or within 200m of the A12 or A120

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments Approximately 98% of the site is within a landscape area with low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The entirety of the site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within a Visually Important Space

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not within a Country Park

Site ID

BOCN 649

Area (Ha):

5.72

No. of dwellings

40

Site Name

Land off Convent Lane, Bocking

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The entirety of the site consists of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land at the site is not contaminated.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 260, which will make a significant contribution to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is further than 800m from a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not fulfill any of the ANG criteria.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publically accessible open space at the site, or the intention to provide any.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any retail facilities at the site or the intention to provide new retail facilities.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments The site is further than 800m from a primary shopping area or local centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Bovingdon Road employment area.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: The majority of the site either has wireless or fibre broadband or upgrades are planned to deliver fibre broadband by July 2017.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site consists entirely of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Bocking.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops, served by frequent services.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

BDC site assessment states that limited access options are available along Church Street.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Bocking Church Primary School.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is within close proximity to Bocking conservation area and associated listed buildings, particularly 121-139 Church Street (Grade II). BDC site assessment states that these buildings 'have long gardens which should minimise impact', but these distinctive shape gardens could be considered part of (albeit undesignated) the heritage asset. The existing allotments may provide a buffer to these features and sensitive design could also help to avoid negative impacts.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site lies within SPZ 2c.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects on all sites remain uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments Approximately 16% of the site lies within Flood Zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site does not lie within an AQMA or within 200m of the A12 or A120.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Approximately 82% of the site lies within a landscape are with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

BOCN 650

Area (Ha):

8.75

No. of dwellings

260

Site Name

Field adjoining Bocking Village

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments Approximately 53% of the site consists of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Negative effect (-)

16d) Comments A small area of the site consists of contaminated land.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 264 houses will contribute significantly to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of two hospitals and a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 1 criteria met: Within 300m of River Brian Walk

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of existing open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation, more than 800m to a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments None of the site is in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of an existing employment area.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact zone for residential development of 100 units or more. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus stops and Bocking South is served by a frequent service.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Highway access can be gained from Rayne Road, however access is by a single track.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of a primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The majority of the site is within 2.4km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a listed building located on the site but impact on this was not assessed by the BDC.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site is not located in a SPZ.

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BOCS 140

Area (Ha):

11.54

No. of dwellings

264

Site Name

Rayne Lodge Farm, Rayne Road, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments None of the site is located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The majority of the site (98.44%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments None of the site is located on contaminated land.

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect with uncertainty (--?)

6b) Comments

A small proportion of the site (0.07%) is located within a designated site (Valley Walk LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (36.87%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BORL 403

Area (Ha):

2.57

No. of dwellings

50

Site Name

Land South of Borley Hall, Borley

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 20 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of existing open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments Within 8km of a local town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments None of the site is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment site.

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small part of the site (2.8%) is located on the Blackwater Plantation West LoWS. The site is not within SSSI impact zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is less than 400m from several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Bradwell which is designated as an other village.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus stops and Bradwell is served by infrequent services.

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments Highway access can be gained, however access is via a single width road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments The site is more than 4.8km away from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments None of the site falls within a SPZ.

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BRAD 142

Area (Ha):

7.48

No. of dwellings

20

Site Name

Land east of Playing field and Allotment Gardens, Church Lane, Bradwell

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments None of the site is located in visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments None of the site is located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The majority of the site (69.16%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments None of the site is located on contaminated land.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: There will be no loss of existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 100 houses will contribute significantly to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is over 800m away.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments Within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments None of the site is located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The nearest existing employment area is more than 800m away.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre broadband available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact risk zone for residential development of 100 units or more. The majority of the site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is directly adjacent to Bradwell which is classed as an other village.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus tops and Bradwell is served by an infrequent service.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Highway access can be gained, however the road is only a single track.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

Part of the site is within 4.8km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (41.82%) is within 200m of the A120.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (98.49%) is in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

BRAD 503

Area (Ha):

12.13

No. of dwellings

100

Site Name

Rectory Meadow, Bradwell

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (85.17%) is on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A significant proportion of the site (29.53%) is on contaminated land. The BDC site assessment makes no reference to remediation.

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

BRAD142A

Area (Ha):

0.93

No. of dwellings

30

Site Name

Land at Church Road, Bradwell

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No loss of community facilities as per BDC site assessment form. Allocation of 1,500 dwellings therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 1,500 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of St Michael's Hospital, Braintree Community Hospital and Blandford Medical Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 1 criteria met: The site is within 300m of River Brain Walk ANG.

Site ID BRAW 154 Area (Ha): 11.33 No. of dwellings 1,500

Site Name Land south west of Braintree (r/o Gilda Terrace)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Significant positive effect (++)

3f) Comments Provision of new open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail if required to create a sustainable community as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation but is more than 800m from Braintree local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Springwood Ind Estate.

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.43%) is within a designated site (Flich Way LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. An allocation of 1,500 dwellings, therefore assumed to incorporate a new bus stop with at least one bus per day, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops. And Braintree is served by a frequent service.

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments: Uncertain whether access can be achieved as it depends on removal of dwellings.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 800m of St Michael's Church of England Primary School Braintree. Allocation of 1,500 dwellings therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a conservation area and several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site is not located within a SPZ.

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BRAW 154

Area (Ha):

11.33

No. of dwellings

1,500

Site Name

Land south west of Braintree (r/o Gilda Terrace)

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land as per BDC site assessment form.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 250, which will make a significant contribution to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is further than 800m from a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: No / negligible effect (0)

3d) Comments: The site is within 300m of an ANG of at least 2ha and within 2km of an ANG of at least 20 ha.

Site ID **BRAW 647** Area (Ha): **12.91** No. of dwellings **250**

Site Name **Land South of Queensborough Lane, Braintree**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **BDC site assessment does not identify any publically accessible open space at the site, or the intention to provide any.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **BDC site assessment does not identify any retail facilities at the site or the intention to provide new retail facilities.**

Distances to local shops and services

4c) Effect: **Negative effect (-)**

4d) Comments **The site is further than 800m from the shopping centre of Great Notley, a Main Town.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **The site is not located within an MSA.**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Positive effect (+)**

5d) Comments **The site is within 800m of Skyline 120 employment centre.**

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

Broadband availability

5e) Effect: Positive effect (+)

5f) Comments The western part of the site has fibre or wireless broadband, but there are no upgrades planned in the eastern part of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments The site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments The site is within 800m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments The site is adjacent to the Main Town of Great Notley.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments The site is within 400m of bus stops served by frequent services.

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

BDC site assessment states that vehicular access can be gained to the site, subject to visibility splays.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of Notley Green Primary School.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Notley High School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Positive effect (+)

10b) Comments

BDC site assessment identifies an archaeological site (6542) east of the site. There are three listed buildings associated with Stanford Farmhouse between the two parts of the site. The BDC site assessment suggests that effects on the settings of these features could be mitigated by including buffering around the farm complex.

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Uncertain effects for all sits until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Entire site is in Flood Zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Approximately 45% of the site is within 200m of the A120.

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments Approximately 96% of the site lies within a landscape area with low sensitivity to development.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within any Visually Important Spaces

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within any country parks.

Site ID

BRAW 647

Area (Ha):

12.91

No. of dwellings

250

Site Name

Land South of Queensborough Lane, Braintree

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site consists entirely of grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site does not consist of any contaminated land.

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*1a) Effect: 1b) Comments: *Minimisation of exposure to noise and odour emissions, dust and pests.*1c) Effect: 1d) Comments: **SA objective 2:****To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*2a) Effect 2b) Comments **SA objective 3:****To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*3a) Effect: 3b) Comments *Distances to publicly accessible natural greenspace (ANG)*3c) Effect: 3d) Comments

Site ID Area (Ha): No. of dwellings

Site Name

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of four bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of St Francis Catholic Primary School Braintree.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Positive effect (+)

10b) Comments

The site is within a conservation area and is adjoining some listed buildings. The site is currently seen as a detractor to the conservation area and listed building to the west. A sympathetic scheme with good design and layout could enhance the heritage asset as per BDC site assessment form.

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Capacities in sewage network

12c) Effect:

Uncertain effect (?)

12d) Comments

Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

No / negligible effect (0)

13b) Comments

The site does not fall within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

No / negligible effect (0)

14b) Comments

The site is not within 200m of the A12 or A120.

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not on a country park.

Site ID

BRC6

Area (Ha):

0.59

No. of dwellings

10

Site Name

Cox's Yard, Land north of Rayne Road, south of Bunyan Road

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Uncertain effect (?)

1b) Comments: The effects on community facilities have not been assessed by the BDC site visits.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 20 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Mount Chambers Surgery, Blyths Meadow Surgery and Martin R H & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; within 300m of Land Between Skitts Hill and Rifle Hill.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effect on public open space has not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Driberg Way Ind Estate, Millennium Way Trade Centre, Lakes Road Ind Park and Land between East Street & Albert Road.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 800m from the nearest site.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments: The site falls entirely within SPZ2.

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BRC76

Area (Ha):

0.11

No. of dwellings

20

Site Name

Crossman House Station Approach

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments The site is located on contaminated land, however it is unknown whether remediation will be required.

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is directly adjacent to a conservation area and there are several listed buildings in the vicinity. The development may potentially cut off views of the church from the conservation area. This may be mitigated by using single/one and a half storey dwellings and considering the design and positioning of dwellings so as to avoid/maintain vistas.

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

BULM 155

Area (Ha):

1.17

No. of dwellings

29

Site Name

Land East of St Andrews rise, Bulmer

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BULM 160

Area (Ha):

1.63

No. of dwellings

32

Site Name

Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

BULM 160

Area (Ha):

1.63

No. of dwellings

32

Site Name

Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BULM 160

Area (Ha):

1.63

No. of dwellings

32

Site Name

Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BULM 160

Area (Ha):

1.63

No. of dwellings

32

Site Name

Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The entire site is located in an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: Significant negative effect with uncertainty (--?)

15d) Comments The site is located in the proposed extension of Dedham Vale.

Site ID

BULM 160

Area (Ha):

1.63

No. of dwellings

32

Site Name

Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Positive effect (+)

10b) Comments

The site is located within a conservation area. The site also contains a listed building. The listed barn is largely hidden from the road by farming area and overgrown vegetation. Developing the site appropriately would improve the appearance of the conservation area.

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

BULM 504

Area (Ha):

0.88

No. of dwellings

10

Site Name

Griggs Farm, Bulmer Street, Sudbury

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 85 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Dr Hayhow & partners

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Significant positive effect (++)

3f) Comments: Provision of new open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is not within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment site.

Site ID: BURE 165 Area (Ha): 5.34 No. of dwellings: 85

Site Name: Land at Colchester Road, Bures

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Bures, a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway services are deemed to have a frequent service.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained subject to Highways view.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a conservation area and several listed buildings within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site falls entirely within SPZ1 or SPZ2.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments The site would be served by Bures WRC, which has headroom for growth, but growth may be restricted by pumping station or sewer pipe size or lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small part of the site (8.65%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: Significant negative effect with uncertainty (--?)

15d) Comments The site is located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

BURE 165

Area (Ha):

5.34

No. of dwellings

85

Site Name

Land at Colchester Road, Bures

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 20 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Dr Hayhow & partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments The site is more than 8km from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service planned.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it located within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all rail stations are deemed to be served by a frequent service.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Vehicular access could possibly be gained from adjoining parcel however this is uncertain.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings and a conservation area within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

The site is located entirely within SPZ2.

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

BURE 166

Area (Ha):

1.18

No. of dwellings

20

Site Name

Land South of Cambridge Way, Bures

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The entire site is within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: Significant negative effect with uncertainty (--?)

15d) Comments The site is located within the proposed extension to Dedham Vale AONB.

Site ID

BURE 526

Area (Ha):

0.27

No. of dwellings

3

Site Name

Windy Ridge, Colne Road, Bures

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

15f) Comments

Visually Important Spaces

15g) Effect:

15h) Comments

Country parks

15i) Effect:

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

16b) Comments

Remediation of contaminated land

16c) Effect:

16d) Comments

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Negative effect (-)

1b) Comments: SHLAA form states that proposal will result in loss of former railway now used for recreational purposes.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: SHLAA form states that proposed use is yet to be determined therefore likely housing provision unknown at this stage

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: <= 800 m to nearest NHS GP surgery or hospital

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0-1 criteria met

Site ID CASH 505 Area (Ha): 8.76 No. of dwellings 60

Site Name Colne Valley Railway, Yeldham Road, Castle Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Significant positive effect (++)

3f) Comments: SHLAA form states that proposal will not result in loss of allocated open space and that the proposed use includes an open space contribution.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: SHLAA form indicates no current retail use and that proposed use includes a shop-café.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: Site is not in a Main Town and is <= 8 km from a Local Centre, resulting in minor positive (+) effect if site allocated for housing but proposed use has yet to be determined therefore effect is uncertain.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Uncertain effect (?)

5d) Comments: This site is not in proximity to an existing employment area and will not lead to loss of an existing employment site. The SHLAA form indicates that the new use has yet to be determined therefore the potential for a positive effect from addition of a new employment site remains uncertain.

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned 2016 to 2019

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone. The site is on previously developed land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Castle Hedingham which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Castle Hedingham is served by bus routes that are least hourly, 5 days per week; site is within 400 m of a bus stop

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

SHLAA form states that vehicular access can be gained to the site

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of de Vere Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Hedingham School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

SHLAA form identifies possible impact on setting of two listed buildings at corner of site which might be mitigated by retaining open character around the A1017

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

The site falls within SPZ 1 or SPZ 2.

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Castle Hedingham is below the level of Main Twons in the settlement hierarchy

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments 28.7% of site is within Flood Zone 3. Effect likely to be significant negative (--) but remains uncertain until proposed use is determined as use may be compatible with Flood Zone 3. [change score to ? Once database amended]

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments 97.7% of site falls within a landscape area assessed as having high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Site ID

CASH 505

Area (Ha):

8.76

No. of dwellings

60

Site Name

Colne Valley Railway, Yeldham Road, Castle Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (93.58%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments Site assessment form states that whilst site is not identified as contaminated, previous use has potential to have caused contamination. Unknown if remediation will be required.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: There will be no loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 500 houses will contribute significantly to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Goggeshall surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID **COGG 177** Area (Ha): **19.30** No. of dwellings **500**

Site Name **Land north of Ambridge Road/Robinsbridge Road, Coggeshall**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **There will be no loss of public open space as per BDC site assessment form.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **There will be on change to retail provision as per BDC site assessment form.**

Distances to local shops and services

4c) Effect: **Positive effect (+)**

4d) Comments **The site is within 8km of a local centre boundary.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **None of the site is in a mineral safeguarding area.**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Positive effect (+)**

5d) Comments **A small part of the east of the site is within 800m of an existing employment centre.**

Site ID **COGG 177** Area (Ha): **19.30** No. of dwellings **500**

Site Name **Land north of Ambridge Road/Robinsbridge Road, Coggeshall**

Broadband availability

5e) Effect: **No / negligible effect (0)**

5f) Comments **No work currently planned but download speeds of 2Mbps should be available by 2016.**

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: **Significant negative effect with uncertainty (--?)**

6b) Comments **A small part of the site (12.81%) lies within a designated site (Tilkey Road LoWS). Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment.**

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: **Positive effect (+)**

7b) Comments **Part of the site lies within 400m of several bus stops.**

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: **Positive effect (+)**

8b) Comments **Part of the site lies adjacent to Coggeshall which is classified as a village with services.**

Distance to and regularity of public transport

8c) Effect: **Significant positive effect (++)**

8d) Comments **The site lies within 400m of several bus stops and Coggeshall is served by a frequent service.**

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Highway access is described as difficult and access may need to be from different site or area. There is a narrow single road to and from the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is less than 2.4km from the Honywood Community Science School

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site is in vicinity of several listed buildings and a conservation area, but impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 177

Area (Ha):

19.30

No. of dwellings

500

Site Name

Land north of Ambridge Road/Robinsbridge Road, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (95.82%) is on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of approximately 135 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Coggeshall surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The proposed use of the site includes employment use.

Site ID **COGG 180** Area (Ha): **25.94** No. of dwellings **135**

Site Name **Coggeshall West: Land at Highfields, Coggeshall**

Broadband availability

5e) Effect: **No / negligible effect (0)**

5f) Comments **No work currently planned but download speeds of 2Mbps should be available by 2016.**

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: **Negative effect (-)**

6b) Comments **The site is not within a designated site nor within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.**

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: **Positive effect (+)**

7b) Comments **There are several bus stops within 400m of the site.**

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: **Positive effect (+)**

8b) Comments **The site is directly adjacent to Coggeshall which is classified as a village with services.**

Distance to and regularity of public transport

8c) Effect: **Significant positive effect (++)**

8d) Comments **The site is within 400m of several bus stops and Coggeshall is served by a frequent service.**

Site ID	COGG 180	Area (Ha):	25.94	No. of dwellings	135
Site Name	Coggeshall West: Land at Highfields, Coggeshall				

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	No highway access identified. Road consists of a straight carriageway.

**SA objective 9:
To improve the education and skills of the population**

Distance to a primary school

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from a priamry school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of Honywood Community Science School.

**SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings**

Impacts on historic environment and heritage assets

10a) Effect:	Uncertain effect (?)
10b) Comments	The site is in the vicinity of several listed buildings and a conservation area, but impacts on these were not assessed by the BDC site visits.

**SA objective 12:
To improve water quality and address water scarcity and sewerage capacity**

Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within a SPZ.

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 180

Area (Ha):

25.94

No. of dwellings

135

Site Name

Coggeshall West: Land at Highfields, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfiled land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site is on Grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the land is contaminated. The BDC site assessment form does not refer to remediation.

Site ID

COGG 182

Area (Ha):

17.16

No. of dwellings

500

Site Name

Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: Enhancement of existing community services as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 500 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m away from a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

COGG 182

Area (Ha):

17.16

No. of dwellings

500

Site Name

Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site asesment.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Priory Wall Industrial Area.

Site ID COGG 182 Area (Ha): 17.16 No. of dwellings 500

Site Name Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments No work currently planned but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments Site is not within a designated site nor within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfiled land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments The site is directly adjacent to Coggeshall which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments There are several bus stops within 400m of the site and Coggeshall is served by a frequent service.

Site ID

COGG 182

Area (Ha):

17.16

No. of dwellings

500

Site Name

Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access may possible from the southern boundary. Road is very narrow on the north.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of St Peter's Church of England Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of the Honywood Communtiy Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is in the vicinity of several listed buildings and a conservation area, but the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

COGG 182

Area (Ha):

17.16

No. of dwellings

500

Site Name

Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 182

Area (Ha):

17.16

No. of dwellings

500

Site Name

Land north of B1024 Colchester Road (east fo St Peter's Road), Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (42.61%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

COGG 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: Enhancement of existing community facilities as per BDC site assessment forms.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 500 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID **COGG 183** Area (Ha): **13.74** No. of dwellings **500**

Site Name **Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID

COGG 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site, nor within 100m of a designated site. Not within SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Coggeshall which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Coggeshall is served by a frequent service.

Site ID **COGG 183** Area (Ha): **13.74** No. of dwellings **500**

Site Name **Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall**

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issues identified. Access gained by single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of St Peter's Church of England Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings and a consevation area within the vicinity of the site, but the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

COGG 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 183

Area (Ha):

13.74

No. of dwellings

500

Site Name

Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (93.32%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect with uncertainty (--?)

6b) Comments

A small part of the site (0.14%) lies within a designated site (Valley Walk LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments A significant proportion of the site (26.96%) is within flood zone 3a or 3b.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

COGG 172

Area (Ha):

0.84

No. of dwellings

15

Site Name

The Vineyard, West Street, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is located in a conservation area. There are also several listed buildings in the vicinity. However the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

COGG 173

Area (Ha):

0.82

No. of dwellings

30

Site Name

Land at Kelvedon Road/Abbey Lane, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Positive effect (+)

2b) Comments: Allocation of 12 dwellings will make a minor contribution to the delivery of affordable housing in rural areas.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Part of the site is within 800m of Coggeshall Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Priors Way Industrial Area.

Site ID	COGG 174	Area (Ha):	1.23	No. of dwellings	12
Site Name	Land on the south side of East Street, Coggeshall				

Broadband availability

5e) Effect:	No / negligible effect (0)
5f) Comments	No work currently planned but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:	Negative effect (-)
6b) Comments	The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:	Positive effect (+)
7b) Comments	The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:	Positive effect (+)
8b) Comments	The site is adjacent to Coggeshall, a village with services.

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of several bus stops that are served by a frequent service.

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Access to the site can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of St Peter's Church of England (Voluntary Controlled) Primary School Coggeshall.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of the Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site is adjacent to a conservation area. There are also several listed buildings within the vicinity of the site. However the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not located within a SPZ.

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 174

Area (Ha):

1.23

No. of dwellings

12

Site Name

Land on the south side of East Street, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

COGG 175

Area (Ha):

4.78

No. of dwellings

127

Site Name

Vicarage Fields, West Street, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Positive effect (+)

2b) Comments: The allocation of 10 dwellings will make a minor contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Part of the site is within 800m of the Coggeshall surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments Part of the site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Priors Way Industrial Area.

Site ID: COGG 181 Area (Ha): 1.42 No. of dwellings: 10

Site Name: The Honeywood Project, Coggeshall

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site nor within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is directly adjacent to Coggeshall which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Coggeshall is served by a frequent bus service.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Highway access issues have been identified. It is difficult to gain access and road is very narrow from Tilkey end.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 800m of St Peter's Church of England Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Honeywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site is in the vicinity of several listed buildings and a conservation area, but impacts on these have not been assessed by the BBDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

COGG 181

Area (Ha):

1.42

No. of dwellings

10

Site Name

The Honeywood Project, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (74.31%) is located on gade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID	COGG 623	Area (Ha):	19.45	No. of dwellings	20
Site Name	Land South Of West Street, Coggeshall				

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

- 1a) Effect:
- 1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

- 1c) Effect:
- 1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

- 2a) Effect
- 2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

- 3a) Effect:
- 3b) Comments

Distances to publicly accessible natural greenspace (ANG)

- 3c) Effect:
- 3d) Comments

Site ID **COGG 623** Area (Ha): **19.45** No. of dwellings **20**

Site Name **Land South Of West Street, Coggeshall**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **Coggeshall Town Football Club is to be relocated from the eastern part of the site to the western part. However the club is not available for public use and therefore no considered to be publically accessible open green space.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **BDC site assessment does not identify any existing retail at the site that could be lost to development or any intention to provide new retail facilities.**

Distances to local shops and services

4c) Effect: **Positive effect (+)**

4d) Comments **The site is less than 8km from Coggeshall local centre.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **Site is not within an MSA**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Negative effect (-)**

5d) Comments **The site is further than 800m from an existing employment area.**

Site ID

COGG 623

Area (Ha):

19.45

No. of dwellings

20

Site Name

Land South Of West Street, Coggeshall

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No fibre or wireless broadband is available at the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site currently consists of primarily greenfield land (with the exception of development associated with the football club).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The part of the site considered for housing is within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is not within or directly adjacent to the nearest settlement with service provision, Coggeshall.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of a bus stop served by frequent bus services.

Site ID

COGG 623

Area (Ha):

19.45

No. of dwellings

20

Site Name

Land South Of West Street, Coggeshall

Highways access information

8e) Effect: Positive effect (+)

8f) Comments BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is further than 800m from the nearest primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of the Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments The site is adjacent to an Archaeological Road (8646). Grade II listed Grigg's Farmhouse lies adjacent to the site. The BDC site assessment states that the boundary to Griggs Farm would have to be carefully considered and effects could be minimised by avoiding development on that part of the site.

Site ID

COGG 623

Area (Ha):

19.45

No. of dwellings

20

Site Name

Land South Of West Street, Coggeshall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within any SPZs.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the Water Cycle Study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments Approximately 6.5% of the site lies within Flood Zone 3 and there are also very small areas of Flood Zone 2.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The northwestern part of the site lies within 200m of the A120, but this accounts for less than 25% of the site's area.

Site ID

COGG 623

Area (Ha):

19.45

No. of dwellings

20

Site Name

Land South Of West Street, Coggeshall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site is in a landscape area with low sensitivity to change (approx 89%). The part of the site that currently houses the football grounds is of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists primarily of greenfield land, with a few structures associated with the football ground.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments There are no Visually Important Spaces associated with this site.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

COGG 623

Area (Ha):

19.45

No. of dwellings

20

Site Name

Land South Of West Street, Coggeshall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The over 90% of this site site consists of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments There is no contaminated land on this site.

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

COGG 629

Area (Ha):

3.83

No. of dwellings

55

Site Name

Land at Westland Nurseries, West Street, Coggeshall

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

COGG 640

Area (Ha):

5.98

No. of dwellings

100

Site Name

Land North of West Street, Coggeshall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities that would be lost to development or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates a dwelling capacity of 100, which would significantly contribute to the delivery of housing, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is further than 800m from the nearest GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID **COGG 640** Area (Ha): **5.98** No. of dwellings **100**

Site Name **Land North of West Street, Coggeshall**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **BDC site assessment does not identify any existing open space that would be lost to development or any intention to provide new open space.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **BDC site assessment does not identify any existing retail at the site that could be lost to development or any intention to provide new retail facilities.**

Distances to local shops and services

4c) Effect: **Positive effect (+)**

4d) Comments **The site is within 8km of a local centre.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **The site does not lie within a minerals safeguarding area.**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Negative effect (-)**

5d) Comments **The site is further than 800m from an existing employment area.**

Site ID **COGG 640** Area (Ha): **5.98** No. of dwellings **100**

Site Name **Land North of West Street, Coggeshall**

Broadband availability

5e) Effect: **No / negligible effect (0)**

5f) Comments **Fibre or wireless broadband is not available in this area.**

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: **Negative effect (-)**

6b) Comments **The entirety of the site consists of greenfield land.**

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: **Positive effect (+)**

7b) Comments **A small area in the southeastern part of this site lies within 400m of a bus stop.**

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: **Significant negative effect (--)**

8b) Comments **The site is not within or directly adjacent to a service centre, the nearest being Coggeshall.**

Distance to and regularity of public transport

8c) Effect: **Significant positive effect (++)**

8d) Comments **The southeastern part of the site is within 400m of a bus stop that is served by frequent services.**

Site ID	COGG 640	Area (Ha):	5.98	No. of dwellings	100
Site Name	Land North of West Street, Coggeshall				

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	The BDC site assessment states that the site has vehicular access.

SA objective 9:
To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Negative effect (-)
9b) Comments	The site is further than 800m from the nearest primary school.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4 km of the Honeywood Community Science School.

SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:	Negative effect (-)
10b) Comments	BDC site assessment states that there is an archaeological site within or adjacent to the site, but further details of this are unknown. The Grade II listed Grigg's Farmhouse lies opposite the site, on the other side of West Street. Development at the site may affect the setting of this feature.

Site ID

COGG 640

Area (Ha):

5.98

No. of dwellings

100

Site Name

Land North of West Street, Coggeshall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all site are uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site lies entirely within flood zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Almost all of the site lies within 200m of the A120.

Site ID

COGG 640

Area (Ha):

5.98

No. of dwellings

100

Site Name

Land North of West Street, Coggeshall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Almost all of the site lies within a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists entirely of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

COGG 640

Area (Ha):

5.98

No. of dwellings

100

Site Name

Land North of West Street, Coggeshall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists almost entirely of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site does not include any contaminated land.

Site ID

COGG 641

Area (Ha):

539.36

No. of dwellings

5,000

Site Name

North West Coggeshall

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: This site is being considered for development of a garden settlement of approximately 5,000 dwellings. Due to the large scale of this option, any development is assumed to incorporate an appropriate level of community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates capacity of this site as 5000 dwellings, which will make a significant contribution to provision of housing, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: This site is further than 800m from the nearest GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID **COGG 641** Area (Ha): **539.36** No. of dwellings **5,000**

Site Name **North West Coggeshall**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **BDC site assessment does not identify any open space that would be lost or intention to provide new open space. There are a number of public rights of way crossing the site.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **Uncertain effect (?)**

4b) Comments **The BDC site assessment does not identify any retail facilities at the site. As the site is being considered for a new settlement, it is possible that some new retail provision will be provided, but this is not specified at this stage.**

Distances to local shops and services

4c) Effect: **Positive effect (+)**

4d) Comments **The site is within 8km of Coggeshall local centre.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **A small are in the south west of the site lies within an MSA. This accounts for less than 25% of the site.**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Positive effect (+)**

5d) Comments **The site is further than 800m from an exisiting employment site, but will generate a limited number of new jobs through development of schools.**

Site ID **COGG 641** Area (Ha): **539.36** No. of dwellings **5,000**

Site Name **North West Coggeshall**

Broadband availability

5e) Effect: **No / negligible effect (0)**

5f) Comments **Fibre or wireless broadband is not available at the site.**

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: **Significant negative effect with uncertainty (--?)**

6b) Comments **This site consists of greenfield land and a small area (less than 25%) lies within a SSSI risk zone for residential developments of more than 100 dwellings and infrastructure. Areas of ancient woodland exist on the site and Bungate Wood LWS lies almost entirely within the site. Small parts of Great Monks Wood LWS also lie within the site.**

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: **Significant positive effect (++)**

7b) Comments **Whilst the site is further than 400m of an existing bus stop, it is assumed that a site of this scale will incorporate new bus stops.**

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: **Uncertain effect (?)**

8b) Comments **The site is not adjacent to an existing service centre. As a new settlement the site may provide new services and facilities, but it is not known if these will be of a 'high level'.**

Site ID

COGG 641

Area (Ha):

539.36

No. of dwellings

5,000

Site Name

North West Coggeshall

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: It is assumed that a site of this scale will include provision of new bus stops that will be served by a frequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is further than 800m from existing primary schools but it is assumed at least one new primary school will be provided, due to the size of the development.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: Some parts of the site are within 2.4-4.8km of the Honywood Community Science School. It is assumed at least one new secondary school will be provided, due to the size of the development.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments: The BDC site assessment identifies a number of archaeological sites within or adjacent to the site. A number of listed buildings lie within and adjacent to the site. The BDC site assessment suggests it would be possible to mitigate harm to these features through design.

Site ID

COGG 641

Area (Ha):

539.36

No. of dwellings

5,000

Site Name

North West Coggeshall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not contain any SPZs.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments A very small part of the site lies within Flood Zones 2 and 3, but this is less than 5% of the site's area.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments This sit borders to A120 to the south, but less than 25% of the site lies within 200m of this road.

Site ID

COGG 641

Area (Ha):

539.36

No. of dwellings

5,000

Site Name

North West Coggeshall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments: Approximately 83% of this site lies within a landscape area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments: The site is not within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments: The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments: The site does not lie within any Visually Important Spaces

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: The site does not lie within any country parks.

Site ID

COGG 641

Area (Ha):

539.36

No. of dwellings

5,000

Site Name

North West Coggeshall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: Approximately 89% of the site consists of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments: There are a number of small areas of potentially contaminated land across the site, but it is not known if remediation of these will be a condition of development.

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment from.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to a metal recycling facility. Therefore, site is likely to be exposed to noise impacts.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 250 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km from Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a train station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Tye Green which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a train station which provides a frequent service.

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

Highways access information

8e) Effect:

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

9b) Comments

Distance to a secondary school

9c) Effect:

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

CRESS 191

Area (Ha):

14.71

No. of dwellings

250

Site Name

Land on the west side of Mill Lane, Cressing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (84.63%) is on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 300 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safe gaurding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is not located within 800m of an existing employment area.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a train station and within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Tye Green which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a train station with a frequent service.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highway access issues identified. Access gained by single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Crossing primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments The site is within 4.8km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

CRESS 193

Area (Ha):

13.61

No. of dwellings

300

Site Name

Land between Braintree Road and Mill Lane, Tye Green Crossing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID CRESS 204 Area (Ha): 29.04 No. of dwellings 1,725

Site Name Land South of A120, West of Railway, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)
1b) Comments: No loss of community facilities as per BDC site assessment form. Allocation of 1,725 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)
1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)
2b) Comments: The allocation of 1,725 houses would significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)
3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)
3d) Comments: 0 criteria are met.

Site ID CRESS 204 Area (Ha): 29.04 No. of dwellings 1,725

Site Name Land South of A120, West of Railway, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation that is more than 800m from Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Northern part of site within 800m of two existing employment sites.

Site ID CRESS 204 Area (Ha): 29.04 No. of dwellings 1,725

Site Name Land South of A120, West of Railway, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The northern part of the site is within 800m of Braintree Freeport train station. The southern part of the site is within 800m of Cressing train station. There are several bus stops within 400m of the site. Allocation of 1,725 houses therefore assumed to incorporate a new bus stop with at least an infrequent service.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 800m of two railway stations both served by frequent services. The site is within 400m of several bus stops and Braintree is served by a frequent service. Allocation of 1,725 houses therefore assumed to incorporate a new bus stop with at least an infrequent service.

Highways access information

8e) Effect: Negative effect (-)

8f) Comments: Highway access issues identified. Vehicular access cannot be gained.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: Allocation of 1,725 houses on the site, therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is located within 2.4km of at least one secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small area of the site (9.57%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Only a small proportion (14.31%) of the site is located within 200m of the A120.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (94.47%) is located in an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

CRESS 204

Area (Ha):

29.04

No. of dwellings

1,725

Site Name

Land South of A120, West of Railway, Braintree

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

All of the site is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 1,725 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies adjacent to a metal recycling facility. Therefore, site is likely to be exposed to noise impacts.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 1,725 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID CRESS 205 Area (Ha): 34.07 No. of dwellings 1,725

Site Name Land South of A120 East of Railway, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: Increase of retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: A small proportion of the site is within 800m of Driberg Way Ind Estate.

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment from.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops. Estimated allocation of 1725 dwellings, therefore assumed to incorporate a bus stop with at least one bus per day, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Tye Green which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all rail services are deemed to have a frequent service.

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

A small part of the site is within 800m of Cressing Primary School. Estimated housing allocation of 1,725, therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

Part of the site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.0

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study has been updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (98.19%) is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

CRESS 205

Area (Ha):

34.07

No. of dwellings

1,725

Site Name

Land South of A120 East of Railway, Braintree

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (73.09%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: Provision of new community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 700 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP or hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is not within 800m of an existing employment centre.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site has a capacity for 700 dwellings therefore assumed to provide a new bus stop. The site is also within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is directly adjacent to Tye Green which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: Allocation of 700 houses; therefore assumed to incorporate a bus stop with at least an infrequent service. Also within 400m of several existing bus stops at which services assumed to be infrequent.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access gained by single carriageway and in land dirt road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of Cressing school. Allocation of 700 houses so also assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: Part of the site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

CRESS 211

Area (Ha):

13.38

No. of dwellings

700

Site Name

North of Braintree Road & South of Ashes Farm, Cressing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID	CRESS 212	Area (Ha):	184.23	No. of dwellings	14,500
Site Name	Land East of Braintree (Temple Border)				

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

- 1a) Effect: Positive effect (+)
- 1b) Comments: No loss of existing community facilities as per BDC site assessment form. Estimated allocation of 14,500 dwellings, therefore assumed to incorporate at least one new primary school, a new secondary school, a bus stop with at least one bus per hour, seven days per week, plus an appropriate level of community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

- 1c) Effect: Negative effect (-)
- 1d) Comments: Site lies adjacent to a Vehicle Depollution Facility. Therefore, site is likely to be exposed to noise and possibly odour impacts.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

- 2a) Effect: Significant positive effect (++)
- 2b) Comments: An allocation 14,500 dwelling will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

- 3a) Effect: Negative effect (-)
- 3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

- 3c) Effect: Uncertain negative effect (-?)
- 3d) Comments: 0 criteria are met.

Site ID CRESS 212 Area (Ha): 184.23 No. of dwellings 14,500

Site Name Land East of Braintree (Temple Border)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase of retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation but is more than 800m from the Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments A tiny proportion of the south west corner of the site is located within 800m of Millennium Way Trade Centre.

Site ID CRESS 212 Area (Ha): 184.23 No. of dwellings 14,500

Site Name Land East of Braintree (Temple Border)

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is either available or planned by 2019 in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (1.66%) is located within a designated site (Templeborder Wood Ancient Woodland).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is located within 400m of several bus stops. Estimated allocation of 14,500 dwellings, therefore assumed to incorporate a bus stop with at least one bus per hour, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Braintree is served by a frequent service. Estimated allocation of 14,500 dwellings therefore assumed to incorporate a bus stop with at least a frequent service.

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments Highway access has not been assessed by the BDC site visits.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Allocation of 14,500 new dwellings therefore assumed to incorporate at least one new primary school. The site is also within 800m of two existing primary schools (Beckers Green Primary School and Lyons Hall School).

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Allocation of 14,500 new dwellings therefore assumed to incorporate a new secondary school. The site is also within 4.8km of the Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are a few listed buildings within the vicinity of the site, however impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

CRESS 212

Area (Ha):

184.23

No. of dwellings

14,500

Site Name

Land East of Braintree (Temple Border)

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (0.11%) is on contaminated land. However the site was not identified as contaminated on the BDC site assessment form and it is unknown whether remediation would be required.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 600 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m to an existing employment area.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned 2016 to 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is directly adjacent to Cressing which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 400m of several bus stops, however Cressing is served by a poor service.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issue identified. Access gained from single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

A small part of the site is within 800m of Cressing primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

Part of the site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings and a conservation area within the vicinity of the site, but impacts on these have not been assessed by the BDC site visits

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

CRESS 508

Area (Ha):

24.80

No. of dwellings

600

Site Name

Ashes Farm North

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on country parks.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

CRESS 190

Area (Ha):

0.46

No. of dwellings

10

Site Name

Adjacent The Vicarage, The Street, Cressing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

CRESS 194

Area (Ha):

0.47

No. of dwellings

8

Site Name

land R/O Birds Barn, Polecat Road, Cressing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

Part of the site is located within a conservation area and there are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

CRESS 196

Area (Ha):

0.98

No. of dwellings

2

Site Name

Land at Rook Hall, Cressing

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site nor is it within 100m of a designated site. Site is located within a SSSI impact risk zone for residential development of 100 units or more, however this site only proposes 12 housing units. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

EARC 216

Area (Ha):

0.96

No. of dwellings

12

Site Name

Adj Lowefields, Tey Road, Earls Colne

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

EARC 217

Area (Ha):

1.04

No. of dwellings

38

Site Name

42 Halstead Road, Earls Colne

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, however it is within 100m of a designated site (Tilekiln Farm LoWS). The site is located in a SSSI impact zone for residential development of 100 units or more, however this development only proposes 60 houses. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments

Highways access information

8e) Effect: NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site is adjacent to a conservation area. There are also several listed buildings within the vicinity of the site. However the impacts on these are not assessed by the BDC site visits.

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

EARC 218

Area (Ha):

3.17

No. of dwellings

60

Site Name

Site situated between Coggeshall Road and Tey Road, Earls Colne

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, nor is it within 100m of a designated site. The site is within a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 5 housing units. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

EARC 220

Area (Ha):

0.30

No. of dwellings

5

Site Name

The Timber Dump, Burrows Road, Earls Colne

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 50 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Dr Brogan & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment site.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service planned.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. The site is located within a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 40 housing units. The majority of the site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of six bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Earls Colne, a village with services.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of six bus stops which are served by a frequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of Earls Colne Primary School and Nursery.

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments: The site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: The site is adjacent to a conservation area and there are also several listed buildings within the vicinity of the site but the impacts on these are not assessed by the BDC site visits.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (88.23%) is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located partly on previously developed land but the majority is on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

EARC 221

Area (Ha):

2.27

No. of dwellings

50

Site Name

Land east of Monks Road, Earls Colne, CO6 2RY

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect with uncertainty (--?)

6b) Comments

A small proportion of the site (0.01%) is within a designated site (Tilekiln Farm LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

EARC 510

Area (Ha):

0.59

No. of dwellings

10

Site Name

21 Coggeshall Road, Earls Colne

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: Allocation of 6000 dwellings, therefore assumed to incorporate appropriate levels of community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 6000 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The proposed use of the site includes new employment.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Service is planned for a significant proportion of the site by 2019.

SA objective 6:**To conserve and enhance the biological and geological diversity of the environment***Impacts on designated wildlife sites or Ancient Woodland*

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:**To promote more sustainable transport choices and uptake***Distance to public transport*

7a) Effect: Significant positive effect (++)

7b) Comments: An allocation of 6000 houses, therefore assumed to incorporate a bus stop with at least one bus per hour, seven days per week. There are several existing bus stops within 400m of the site.

SA objective 8:**Promote accessibility and ensure the necessary transport infrastructure to support new development***Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?*

8a) Effect: Uncertain effect (?)

8b) Comments: The site is adjacent to Coggeshall Surrex (Other Village) in Braintree District. However, also adjacent to Marks Tey in neighbouring Colchester Borough, into which the site extends. Level of service provision is unknown for this settlement.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Feering is served by a frequent service. Allocation of 6000 dwellings, therefore also assumed to incorporate a bus stop with a frequent service.

Site ID FEER 231 Area (Ha): 463.35 No. of dwellings 6,000

Site Name Land West of Marks Tey

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highway access issues identified. Access can be gained adjacent to the A120 junction.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Allocation of 6000 dwellings, therefore assumed to incorporate a new primary school. Part of the site is within 400m of St Andrew's Church of England Primary School Marks Tey.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Allocation of 6000 dwellings, therefore assumed to incorporate a new secondary school. Parts of the site are within 2.4km of The Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments There are several listed buildings within the vicinity of the site. Development would have a limited contribution as the sites are screened and mitigation may be possible through maintaining and enhancing screening and using sympathetic design and materials.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Only a small proportion of the site (2.32%) falls within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Only a small proportion of the site (20.49%) is within 200m of the A12 or A120.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The site is located in an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

FEER 231

Area (Ha):

463.35

No. of dwellings

6,000

Site Name

Land West of Marks Tey

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is located within a conservation area and there are also several listed buildings within the vicinity of the site. The site has a limited contribution to the conservation and landscaping would be needed.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

FINC 235

Area (Ha):

1.06

No. of dwellings

20

Site Name

Land adj Great Wincey Farm, Brent Hall Road, Finchingfield

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: The BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates a dwelling capacity of 95. This will make a significant contribution to housing, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Freshwell Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not fulfill any of the ANG criteria.

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: The BDC site assessment does not identify any public open space at this site, or the intention to provide any.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: BDC site assessment does not identify any retail facilities on this site or any intention to provide new facilities.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: This site is further than 8km from a local centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site does not include any MSAs

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is further than 800m from an existing employment site.

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site is on undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of multiple bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Negative effect (-)

8b) Comments: This site is not directly adjacent to a service centre, but is less than 100m from Finchingfield, which is considered to be vilages with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: Site is within 400m of a bus stop, but services are considered to be poor (less than once per hour, five days a week).

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: BDC site assessment states vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of Finchingfield Church of England Primary School.

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments: The site is further than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments: This site is adjacent to archaeological sites (1490/1491), Finchingfield conservation area and the Grade II listed Biggins Farmhouse. The BDC site assessment states development would need 'significant' mitigation to minimise the impact on the conservation area and listed buildings.

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site lies entirely within SPZ2.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site does not lie within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site does not lie within an AQMA or within 200m of the A12 or A120.

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The site lies within a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site does not lie within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

FINC 646

Area (Ha):

5.68

No. of dwellings

95

Site Name

Land South of Wethersfield Road, Finchingfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Significant negative effect (--)

16b) Comments

The site consists entirely of grade 2 or 2 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

There is no contaminated land present at the site.

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, nor is it within 100m of a designated site. The site is located within a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 28 residential units. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

Site ID

FOXE 236

Area (Ha):

1.13

No. of dwellings

28

Site Name

Land adj Glebeside, School Street, Foxearth

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (60.12%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GEST 241

Area (Ha):

1.49

No. of dwellings

10

Site Name

Land adj Bridge Cottage, North End Road, Gestingthorpe

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GEST 604A

Area (Ha):

1.17

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GEST 604B

Area (Ha):

0.25

No. of dwellings

10

Site Name

Delvyns Farm, Gestingthorpe

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 75 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Positive effect (+)

3b) Comments: A small part of the site is within 800m of Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation but is more than 800m from the Halstead local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments A small part of the site is within 800m of the Bluebridge Industrial Park.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available or planned for site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID	GGHR 283	Area (Ha):	11.20	No. of dwellings	75
Site Name	Land adjoining the cricket ground, Sudbury Road, Halstead				

Highways access information

8e) Effect:	Uncertain effect (?)
8f) Comments	Highway access can be gained from Sudbury Road, however the BDC site assessment form refers to a road with fast speeds near a corner to the north, which may be a potential issue.

SA objective 9:
To improve the education and skills of the population

Distance to a primary school

9a) Effect:	Positive effect (+)
9b) Comments	The site is within 800m of St Andrew's Church of England Primary School Halstead.

Distance to a secondary school

9c) Effect:	Significant positive effect (++)
9d) Comments	The site is within 2.4km of The Ramsey College.

SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:	Positive effect (+)
10b) Comments	The site is in the vicinity of a grade 2 listed building (Star Stile). The Star Stile is well screened from the site and the site is deemed to have a limited impact on the Star Stile as per BDC site assessment form. Enhancement may be possible through retaining and adding screening and using sympathetic design and materials.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects on all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments A significant proportion of the site (57.22%) is in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

GGHR 283

Area (Ha):

11.20

No. of dwellings

75

Site Name

Land adjoining the cricket ground, Sudbury Road, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion the site (84.60%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A proportion of the site (10.70%) is located on contaminated land, however it is unknown whether remediation will be a required.

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: New community facilities are proposed as part of the development.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 274 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Part of the site is within 800m of the Elizabeth Courtauld Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: It is uncertain whether there will be an increase or loss of public open space as it has not been assessed by the BDC site visit.

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

Positive effect (+)

4b) Comments

Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect:

Positive effect (+)

4d) Comments

The site is within 800m of the Halstead local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

No / negligible effect (0)

5b) Comments

The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect:

Positive effect (+)

5d) Comments

The site is within 800m of Factory Lane West/Kings Road Ind Area and Bluebridge Ind Area.

Broadband availability

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre service available.

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: A very small part of the site is within 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops and Halstead is served by a frequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained from a residential road with a 30mph speed limit.

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of Richard de Clare Community Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments An insignificant proportion of the site is located within a SPZ 1,2 or 3.

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GGHR 284

Area (Ha):

10.73

No. of dwellings

274

Site Name

Land at Ravens Avenue, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (41.96%) is located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: New community facilities are proposed as part of the development.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 262 dwellings would significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID GGHR 430 Area (Ha): 10.12 No. of dwellings 262

Site Name Land at Tidings Hill (east Firwood's Road), Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments It is uncertain whether there will be an increase or loss of public open space as it is not assessed by the BDC site visit.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments There will be an increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments Part of the site is located within 800m of the Halstead local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a mineral safe gaurding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Factory Lane West/Kings Road Ind Area.

Site ID GGHR 430 Area (Ha): 10.12 No. of dwellings 262

Site Name Land at Tidings Hill (east Firwood's Road), Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

Access may be possibly depending on highways. Roads are described as narrow and rural as per BDC site assessment form.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site however the impacts on these have not been assessed by the BDC site visits.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (92.42%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

GGHR 430

Area (Ha):

10.12

No. of dwellings

262

Site Name

Land at Tidings Hill (east Firwood's Road), Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments Only a small proportion of the site (13.70%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site, however it is within 100m of a designated site. The site is in a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 37 housing units. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments

Highways access information

8e) Effect: NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: NOT ASSESSED

10b) Comments

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

GGHR 279

Area (Ha):

1.46

No. of dwellings

37

Site Name

Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site, nor is it within 100m of a designated site. The site is within a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 10 housing units. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

GGHR 280

Area (Ha):

2.23

No. of dwellings

10

Site Name

Land adj Mystycroft, Burtons Green, Greenstead Green

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to an AD facility. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (26.69%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GGHR 282

Area (Ha):

4.76

No. of dwellings

Site Name

Land adjoining the east side of Bluebridge Ind Est, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities at the site or the intention to provide any new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates a dwelling capacity of 800, which would contribute significantly to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of the Elizabeth Courtauld Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Significant positive effect (++)

3f) Comments: BDC have clarified that this site would deliver new publically accessible open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: BDC has clarified that this site would include some retail facilities as part of a local centre.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is partially within 800m of Halstead shopping centre and will provide a new local centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The northern part of this site is within 800m of Bluebridge Industrial Estate and Factory Lane West/Kings Road Industrial Area. The site would also deliver new, small-scale B1 employment.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Part of the site has wireless or fibre broadband available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: Parts of this site are within 400m of a bus stop. Due to the large scale of this site (approx 800 dwellings), it is assumed that development would include provision of a new bus stop with at least one bus per day, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: This site is adjacent to the Main Town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a bus stop served by frequent services and it is assumed development would provide a new bus stop, with infrequent services.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

Due to the large scale of this site, it is assumed that development would include provision of a new primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

This site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

There are a number of listed buildings within the vicinity of this site, particularly those associated with Blue Bridge Farmhouse (grades II and II*). The BDC site assessment suggests that Blue Bridge Farmhouse is already well screened.
The BDC site assessment states that impacts on Greenstand Hall will be limited as it is enclosed mature trees and field boundaries.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The northwestern part of this site lies with SPZ1 and SPZ2, but this accounts for less than 25% of the site.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites are uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments Approximately 12% of the site lies within Flood Zone 3 and a small area lies within Flood Zone 2. These areas are associated with the River Colne.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within an AQMA or within 200m of the A12 or A120.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments 80.5% of the site lies within a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

GGHR 639

Area (Ha):

59.88

No. of dwellings

850

Site Name

Land South East of Halstead (ALSO IN HALSTEAD)

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

About 78% of the site consists of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

No areas of potential contamination have been identified within the site.

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 215 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of William Julien Courtauld Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: No / negligible effect (0)

3d) Comments: 2 criteria met; the site is within 300m of River Brain Walk and within 2km of Great Notley Country Park.

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is an allocation to the open countryside and is within 8km of a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Skyline 120 and Springwood Ind Estate.

Site ID

GNBN 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, however it is within 100m of Hoppits Mead LoWS.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of five bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of five bus stops that are served by a frequent service.

Site ID

GNBN 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of St Michael's Church of England (Voluntary Aided) Primary School Braintree.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a listed building adjacent to the site, however the effects on this have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GNNB 264

Area (Ha):

9.49

No. of dwellings

215

Site Name

Land between London Road, Pods Brook and A120

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID: GOSF 217 Area (Ha): 0.48 No. of dwellings: 12

Site Name: 10 New Road, Gosfield

Broadband availability

5e) Effect: NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is located on previously developed land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GOSF 217

Area (Ha):

0.48

No. of dwellings

12

Site Name

10 New Road, Gosfield

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is located within a conservation area and there are several listed buildings within the vicinity of the site. The site has a limited contribution to the conservation area, however the impacts or mitigation have not been assessed by the BDC site visit.

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

GOSF 244

Area (Ha):

0.68

No. of dwellings

10

Site Name

Land to rear of 13/14 Park Cottages, Gosfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID: GOSF 247 Area (Ha): 4.34 No. of dwellings: 50

Site Name: Land south of Hall Drive (adj playing field), Gosfield

Broadband availability

5e) Effect: NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments

Site ID

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GOSF 247

Area (Ha):

4.34

No. of dwellings

50

Site Name

Land south of Hall Drive (adj playing field), Gosfield

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

The site is adjacent to a conservation area and there are several listed buildings within the vicinity of the site. The site has no contribution to the properties as per BDC site assessment form.

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

GOSF 248

Area (Ha):

0.96

No. of dwellings

5

Site Name

Land off Nun's Meadow, Gosfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The majority of the site is located within a conservation area and there are several listed buildings within the vicinity of the site. The site has a limited contribution to the conservation area. The development may impact the heritage view although this is not clear on the BDC site assessment form. It is unknown whether mitigation or enhancement is possible.

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

Site ID

GOSF 251

Area (Ha):

1.00

No. of dwellings

25

Site Name

The Limes, Gosfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: New community facilities are proposed as part of the development.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 145 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Freshwell Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Negative effect (-)

4b) Comments: Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments: The site is more than 8km away from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site located more than 800m away from an existing employment area.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned between 2016 and 2019

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated area, nor is it within 100m of a designated site, nor is it located within a SSSI impact risk zone. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjoining Great Barfield which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 800m of several bus stops, however Great Barfield is served by a poor service.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

It is uncertain whether access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of Great Bardfield Primary School. The BDC site assessment form refers to a bend in the road although describes the road as relatively straight with a speed limit of 30/60mph.

Distance to a secondary school

9c) Effect:

Uncertain negative effect (-?)

9d) Comments

The site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a conservation area and several listed buildings within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Uncertain effect (?)

12b) Comments

The site is located entirely within SPZ3.

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GRBA 255

Area (Ha):

5.44

No. of dwellings

145

Site Name

Land south of Alienor Ave, Great Bardfield

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Significant negative effect (--)

10b) Comments

The site is located within a conservation area and there are several listed buildings within the vicinity of the site. The site is very prominent in relation to the conservation area. Mitigation is unlikely to be feasible. It would be difficult to landscape as the site is part of the curtilage of a listed building and there is limited space to work with.

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

GRBA 254

Area (Ha):

0.40

No. of dwellings

17

Site Name

The Bardfield Centre, Braintree Road, Bardfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any community facilities on the site or the intent to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates the dwelling capacity of this site to be 125, which would contribute significantly to housing, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Hilton House Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publicly accessible open space at this site or the intention to provide new open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any retail facilities at this site or the intent to provide new facilities.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a service centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site does not contain any MSAs.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Hunnable Industrial Estate.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: This site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: This site is directly adjacent to Great Yeldham, which is considered to be a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of a bus stop but bus services are considered to be poor.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments The BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of St Andrew's Church of England Primary School.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments The site is within 4.8km of Hedingham School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Significant negative effect (--)

10b) Comments The site is adjacent to Great Yeldham conservation area and three listed buildings. The BDC site assessment does not suggest that effects are capable of being mitigated.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The entirety of the site lies within SPZ2.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not within any country parks.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site consists of grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site does not include any contaminated land.

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is located on a landfill site. However, it is assumed that appropriate remediation of the landfill site will be carried out prior to development and as such no adverse impacts will remain.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (25.58%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

Group C

Area (Ha):

4.80

No. of dwellings

76

Site Name

Group C - BOCN 129 & 131

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 76 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of the Blandford Medical Centre, William Julien Courtauld Hospital, St Michael's Hospital and Braintree Community Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negligible effect (0?)

3d) Comments: 2 criteria are met; 300m from River Brain Walk and within 2km of Great Notley Country Park.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments: The site is a main town allocation but is more than 800m from Braintree local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of the Springwood Ind Estate and Skyline 120.

Site ID Group D Area (Ha): 36.87 No. of dwellings 1,920

Site Name Group D - GNBN 265 & 266

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.18%) is within a designated site (Flich Way LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: Estimated housing capacity of more than 700 dwellings, therefore assumed to incorporate a new bus stop. The site is also within 400m of several existing bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and both Braintree and Great Notley are served by frequent services. Estimated housing capacity of more than 700 dwellings, therefore assumed to incorporate a new bus stop with at least an infrequent service.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

A small part of the site is within 400m of St Michael's Church of England Primary School Braintree.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Notley High School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings and a conservation area close to the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small part of the site (7.13%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (32.75%) falls within 200m of the A120.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (99.56%) is within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The majority of the site is on previously developed land as per BDC site assessment forms.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group D

Area (Ha):

36.87

No. of dwellings

1,920

Site Name

Group D - GNBN 265 & 266

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No change to community facilities as per BDC site assessment form. Estimated housing capacity of 2,118 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies adjacent to a Vehicle Depollution Facility. Therefore, site is likely to be exposed to noise and possibly odour impacts.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 2,118 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment site.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Service either available or planned by 2019 in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment forms.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: Estimated housing capacity of 2,210 houses, therefore assumed to incorporate a new bus stop with at least one bus per day, seven days per week. The site is also within 400m of several existing bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Tye Green which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus stops, but Cressing and Tye Green are served by a poor service. Estimated housing capacity of 2,210 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained to some parts of the site by a single carriageway. Other parts have limited access or no access at all as per BDC site assessment forms.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Crossing Primary School. As an allocation with capacity for 2,118 homes, also assumed to provide a new primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a number of listed building within the immediate vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (98.68%) is within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment forms.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group E

Area (Ha):

63.08

No. of dwellings

2,118

Site Name

Group E - CRESS 203, 206, 208, 209 & 509

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (0.03%) is contaminated, however it is unknown if remediation will be required.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 163 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Part of the site is within 800m of Dr Brogan & Partners surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: Part of the site is adjacent to Riverside Ind Area.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade is either underway or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. However, the site is within an SSSI impact risk zone for residential development of 100 units or more.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Earls Colne which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Earls Colne is served by a frequent service.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained by a single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: Part of the site is within 400m of Earls Colne Primary School and Nursery.

Distance to a secondary school

9c) Effect: Uncertain positive effect (+?)

9d) Comments: Part of the site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: Part of the site is located within a conservation area and there are several listed buildings within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

Group F

Area (Ha):

6.29

No. of dwellings

163

Site Name

Group F - EARC 223 & 224

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment forms.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 154 dwelling will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Halstead town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Part of the site is within 800m of Gosfield Airfield.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment forms.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Gosfield which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Gosfield is served by a frequent service.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by residential estate.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Gosfield Community Primary School

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is adjacent to a conservation area and a listed building. The Gosfield Hall registered park and garden touches the southwest corner of the site. The site is screened from the conservation area. However the extent of the impact is unknown, as is potential mitigation/enhancement.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment forms.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group G

Area (Ha):

3.32

No. of dwellings

154

Site Name

Group G - GOSF 252 & 253

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment forms.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 180 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Towson N B D & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Arla Dairy.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment forms.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Hatfield Peverel which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all rail services are deemed to be frequent.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained by A12 and then a gravel single lane in poor condition.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

A small proportion of the site is within 800m of Hatfield Peverel Infant School.

Distance to a secondary school

9c) Effect:

Uncertain positive effect (+?)

9d) Comments

The site is within 4.8km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study has been updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site (46.16%) is located within 200m of the A12.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Uncertain effect (?)

15b) Comments The majority of the site (97.95%) is located in an area of unknown sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB,

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment forms.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group H

Area (Ha):

7.08

No. of dwellings

180

Site Name

Group H - HATF 311 & 312

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies adjacent to a landfill site. Therefore, site will be exposed to noise, odour, dust and pests.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 635 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Towson N B D & Partners surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Negative effect (-)

3f) Comments: Development will result in a loss of public open space as part of the site is used as fisheries.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The west corner of the site is within 800m of Arla Dairy.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service either available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Hatfield Peverel which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all rail services are deemed to be frequent.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments Highway access can be gained through residential road. New junction may also be needed to be built off the A12.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Hatfield Peverel Infant School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Only a small proportion of the site (22.83%) falls within 200m of the A12.

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

15f) Comments

Visually Important Spaces

15g) Effect:

15h) Comments

Country parks

15i) Effect:

15j) Comments

Site ID

Group I

Area (Ha):

73.44

No. of dwellings

635

Site Name

Group I - HATF 317 & 321

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Uncertain effect (?)

1b) Comments: The effects on community facilities have not been assessed by the BDC site visits.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: An allocation of 10 dwellings will make no contribution to the delivery of affordable housing as the site is within Braintree.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Mount Chambers Surgery, Blyths Meadow Surgery, Martin R H & Partners, William Julien Courtauld Hospital, Blandford Medical Centre, St Michael's Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; The site is within 300m of Land Between Skitts Hill and Rifle Hill.

Site ID Group N Area (Ha): 0.45 No. of dwellings 10

Site Name BRC1, BRC 31 - Silks Way off South Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments The effect on public open space has not been assessed by the BDC site visit.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is a main town allocation and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Land between East Street & Albert Road and Lakes Road Ind Park.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps could be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, however it is within 100m of Fritch Way LoWS.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of St Michael's Church of England (Voluntary Aided) Primary School Braintree and St Francis Catholic Primary School Braintree

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments: Part of the site is located within a conservation area and there are several listed buildings within the vicinity of the site. The development of the site could have a detrimental effect upon the setting of the listed buildings. Mitigation may be possible by avoiding a pastiche of the existing buildings and by not over developing the site.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site falls entirely within SPZ 1 and SPZ2.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group N

Area (Ha):

0.45

No. of dwellings

10

Site Name

BRC1, BRC 31 - Silks Way off South Street

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Assumption that approximately 35 dwellings will be provided which would significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Elizabeth Courtauld Surgery and Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is a main town allocation and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Factory Lane West/Kings Road Ind Area and Broton Drive.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service either available or planned in the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of four bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of four bus stops which are served by a frequent service.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Vehicle access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Richard de Clare Community Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Positive effect (+)

10b) Comments

There is a conservation area and several listed buildings within the vicinity of the site. The site is part of the setting of the heritage asset. If the development is not dominating and is of good design and layout it might improve the setting and open up the river views.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site falls entirely within SPZ1.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (39.74%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

Group O

Area (Ha):

1.62

No. of dwellings

35

Site Name

HATR 298, 299 - Comprehensive Redevelopment Area at Factory Lane West/ Kings Road

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments The site is located on contaminated land however it is unknown whether remediation will be required.

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GRNO 621

Area (Ha):

0.63

No. of dwellings

15

Site Name

Oaklands PH & Car Park, Notley Green, Great Notley

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GRSA 269

Area (Ha):

909.01

No. of dwellings

7,500

Site Name

Land centred on Saling Airfield between Stebbing and Rayne, Braintree

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: Estimated allocation of 7,500 dwellings, therefore assumed to incorporate at least one new primary school, a new secondary school, a bus stop with at least one bus per hour, seven days per week, plus an appropriate level of community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 7,500 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

GRSA 269

Area (Ha):

909.01

No. of dwellings

7,500

Site Name

Land centred on Saling Airfield between Stebbing and Rayne, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The impact on public open space has not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of Braintree and Great Notley town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Uncertain negative effect (-?)

5d) Comments: The site is more than 800m from an existing employment area.

Site ID **GRSA 269** Area (Ha): **909.01** No. of dwellings **7,500**

Site Name **Land centred on Saling Airfield between Stebbing and Rayne, Braintree**

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is either available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (1.71%) is located within designated sites (Rumley Wood Ancient Woodland/LoWS, Golden Grove Ancient Woodland and Boxted Wood Ancient Woodland/LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. Estimated allocation of 7,500 dwellings, therefore assumed to incorporate a bus stop with at least one bus per hour, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an open countryside allocation and is not directly adjacent to any settlements in neighbouring Uttlesford District, into which it extends.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Great Sailing and Rayne are served by a frequent service. Estimated allocation of 7,500 dwellings, therefore assumed to incorporate a bus stop with at least an infrequent service.

Site ID

GRSA 269

Area (Ha):

909.01

No. of dwellings

7,500

Site Name

Land centred on Saling Airfield between Stebbing and Rayne, Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access information was not assessed by the BDC site visits.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

Part of the site is within 800m of Rayne School. Estimated allocation of 7,500 dwellings, therefore assumed to incorporate at least one new primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

Part of the site is within 4.8km of at least one secondary school. Estimated allocation of 7,500 dwellings, therefore assumed to incorporate a new secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the site and a conservation area and registered park and garden adjacent to the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

GRSA 269

Area (Ha):

909.01

No. of dwellings

7,500

Site Name

Land centred on Saling Airfield between Stebbing and Rayne, Braintree

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GRSA 269

Area (Ha):

909.01

No. of dwellings

7,500

Site Name

Land centred on Saling Airfield between Stebbing and Rayne, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Uncertain effect (?)

15f) Comments The majority of the site is greenfield land, however it does contain some existing buildings.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (78.37%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (0.02%) is located on contaminated land. It is unknown whether remediation will be required.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: Provision of new community facility as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 1500 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments Impact on public open space not assessed by BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Uncertain negative effect (-?)

5d) Comments The site is not within 800m of an existing employment centre.

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is either available or planned by 2019 in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small part of the site (15.35%) lies within Boxted Wood which is designated as an Ancient Woodland and a Local Wildlife Site.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The southern part of the site is within 400m of several bus stops. The site has capacity for at least 700 dwellings therefore assumed to incorporate a new bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside. It extends into neighbouring Uttlesford District where it is adjacent to the hamlet of Stebbing Green, at which the level of service provision is assumed to be very low.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of bus route 133 which is served by a frequent service. Allocation of 1,500 dwellings; therefore assumed to incorporate a bus stop with at least an infrequent service.

Site ID **GRSA 270** Area (Ha): **127.13** No. of dwellings **1,500**

Site Name **Boxted Wood, Cressing Green**

Highways access information

8e) Effect: **Uncertain effect (?)**

8f) Comments **Highway access information was not assessed by the BDC site visits.**

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: **Significant positive effect (++)**

9b) Comments **The site is more than 800m from a primary school. However, allocation of 1,500 houses therefore assumed to provide a new primary school.**

Distance to a secondary school

9c) Effect: **Uncertain negative effect (-?)**

9d) Comments **The site is more than 4.8km from a secondary school.**

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: **Uncertain effect (?)**

10b) Comments **There are several listed buildings adjacent to the site, however the impacts on these have not been assessed by the BDC site visits.**

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: **No / negligible effect (0)**

12b) Comments **The site does not fall within a SPZ.**

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GRSA 270

Area (Ha):

127.13

No. of dwellings

1,500

Site Name

Boxted Wood, Cressing Green

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Uncertain effect (?)

15f) Comments The BDC site assessment does not state whether the site is on greenfield land or previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (99.80%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (47.28%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GRSA 268

Area (Ha):

1.52

No. of dwellings

37

Site Name

Land adjacent to Oak View, Blake End, Rayne

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment from.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 100 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Hilton House Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The area is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Part of the site is within 800m of Hunnable Ind Estate.

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned for the majority of the site but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: A small proportion of the site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Great Yeldham which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Great Yeldham is served by a frequent bus service.

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issues identified. Access can be gained by a residential estate.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of St Andrew's Church of England Primary School Great Yeldham.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments The site is within 4.8km of Hedingham School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings and a conservation area within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments An insignificant proportion of the site (14.15%) lies within SPZ1 or SPZ2.

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GRYE 277

Area (Ha):

5.79

No. of dwellings

100

Site Name

Land North of Little Hyde Road (Blackberry Field), Great Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (63.03%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (53.87%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GRYE 271

Area (Ha):

0.70

No. of dwellings

1

Site Name

Land at Plants That Grow, Ridgewell Road, Gt Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

GREY 625

Area (Ha):

1.69

No. of dwellings

20

Site Name

Land North of Toppesfield Road, Great Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any community facilities on the site or the intent to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimates the dwelling capacity of this site to be 125, which would contribute significantly to housing, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Hilton House Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publicly accessible open space at this site or the intention to provide new open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any retail facilities at this site or the intent to provide new facilities.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a service centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site does not contain any MSAs.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Hunnable Industrial Estate.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: This site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: This site is directly adjacent to Great Yeldham, which is considered to be a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of a bus stop but bus services are considered to be poor.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of St Andrew's Church of England Primary School.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Hedingham School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Significant negative effect (--)

10b) Comments

The site is adjacent to Great Yeldham conservation area and three listed buildings. The BDC site assessment does not suggest that effects are capable of being mitigated.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

The entirety of the site lies within SPZ2.

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

GREY 644

Area (Ha):

5.91

No. of dwellings

125

Site Name

Land South of Butlers Way, Great Yeldham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not within any country parks.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site consists of grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site does not include any contaminated land.

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies adjacent to an AD facility, Physico-Chemical Treatment Facility and Vehicle Depollution Facility. Therefore, site will be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments:

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments:

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site. The site is not located within a relevant SSSI impact risk zone. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments: Access is possible but single track to west. Access to north east is possible and access by bluebridge Ind area is possible. Road is narrow at the west, wide enough for two lanes to the east. Road is sweeping and fast.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments:

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments:

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area close to the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (99.65%) is located in area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID

HASA 288

Area (Ha):

16.13

No. of dwellings

0

Site Name

Land adjoining the west of Bluebridge Ind Est, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (49.03%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (1.40%) is located on contaminated land, however it is unknown whether remediation will be required.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies in close proximity to an AD facility. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 24 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments The site is a main town allocation but is more than 800m from a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Bluebridge Ind Estate.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of three bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of 3 bus stops which are served by a frequent service.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Access can be gained via an estate road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m St Andrew's Church of England (Voluntary Aided) Primary School Halstead.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There is a conservation area within the vicinity of the site, however the effects on this have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

HASA 289

Area (Ha):

0.82

No. of dwellings

24

Site Name

Land at Cherry Tree Close, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 175 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m of Halstead local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Broton Drive Ind Area.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available or planned by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it located within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: There are several bus stops within 400m of the site and Halstead is served by a frequent service.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

Access can only be gained through other properties. There is no direct road frontage or public highway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of two primary schools (Richard de Clare Community Primary School and St Andrew's Church of England Primary School Halstead).

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development will potentially harm the significance of the heritage assets, however mitigation and enhancement measures were not assessed by the BDC site visits.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (92.98%) of the site is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

HASA 290

Area (Ha):

6.86

No. of dwellings

175

Site Name

Land between Mill Chase and Sudbury Road, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

A significant proportion of the site (98.32%) is on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site lies within close proximity to an AD facility and a Physico-Chemical Treatment Facility. Therefore, site will be exposed to noise, odour, dust and pests.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 418 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m away from a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID HASA 291 Area (Ha): 16.22 No. of dwellings 418

Site Name Land adjoining Cherry Tree Close and Beech Ave, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation but is more than 800m from the local town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is located within 800m of Bluebridge Ind Estate.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, however it is within 100m of a designated site (Ramsey School - Star Stile Mosaic). The site is not located within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The south west corner of the site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained. However it is probably substandard as it is by a single track fast road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of St Andrew's Church of England Primary School Halstead.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, however impacts on these have not been assessed by the BDC site visits.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (98.90%) is located in an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located in the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

HASA 291

Area (Ha):

16.22

No. of dwellings

418

Site Name

Land adjoining Cherry Tree Close and Beech Ave, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

A significant proportion of the site (98.71%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not on contaminated land.

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 255 dwellings should significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Part of the site is within 800m of Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Significant positive effect (++)

3f) Comments: Proposed development includes open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: Only a tiny proportion of the south west corner of the site is within 800m of the Halstead local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safeguarding site.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: Part of the site is located within 800m of Bluebridge Ind Area.

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.05%) is located within a designated site (Ramsey School - Star Stile Mosaic).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 400m of several bus stops and Halstead is served by a frequent service.

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained from a cul de sac.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of St Andrew's Church of England Primary School Halstead.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of The Ramsay College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area within the vicinity of the site, however the impacts on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

HASA 293

Area (Ha):

10.52

No. of dwellings

255

Site Name

Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (76.79%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (0.39%) is located on contaminated land, however it is unknown whether remediation will be required.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Pevel

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 45 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of a NHS GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Arla Dairy.

Site ID: HATF 314 Area (Ha): 10.44 No. of dwellings: 45

Site Name: Land South of The Street, Hatfield Peverel

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Hatfield Peverel which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all rail services are frequent.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highway issues identified. Access can be gained by a residential road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments A small proportion of the site is within 800m of Hatfield Peverel Infant School.

Distance to a secondary school

9c) Effect: Uncertain positive effect (+?)

9d) Comments The site is within 4.8km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments There are several listed buildings within the vicinity of the site. Additional screening and a low density scheme should be used to maintain views of listed building as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Pevel

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

HATF 314

Area (Ha):

10.44

No. of dwellings

45

Site Name

Land South of The Street, Hatfield Peverel

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (82.34%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

HATF 602

Area (Ha):

1.20

No. of dwellings

30

Site Name

Site bounded by Church Road & Crabbs Hill, Hatfield Peverel

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

HATF 602

Area (Ha):

1.20

No. of dwellings

30

Site Name

Site bounded by Church Road & Crabbs Hill, Hatfield Peverel

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATF 602

Area (Ha):

1.20

No. of dwellings

30

Site Name

Site bounded by Church Road & Crabbs Hill, Hatfield Peverel

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

HATF 602

Area (Ha):

1.20

No. of dwellings

30

Site Name

Site bounded by Church Road & Crabbs Hill, Hatfield Peverel

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATF 602

Area (Ha):

1.20

No. of dwellings

30

Site Name

Site bounded by Church Road & Crabbs Hill, Hatfield Peverel

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any community facilities at the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 90, which would contribute significantly to housing provision, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: This site is within 800m of Towson N B D & Partners GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not meet any of the ANG criteria.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment does not identify any publically accessible open space at this site or the intention to provide new open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments The BDC site assessment does not identify any existing retail uses at this site or the intention to provide new retail uses.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m of the local centre of Hatfield Peverel (not a Main Town).

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments This site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments This site is not within 800m of an existing employment centre.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site consists entirely of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Negative effect (-)

7b) Comments: There are no bus stops within 400m of the site, nor are there any railway stations within 800m.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is not within or directly adjacent to a settlement.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is further than 400m from a bus stop and 800m from a railway station.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of Hatfield Peverel Infant School. Note there is not a junior school within 800m.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The BDC site assessment recognises that two listed buildings are in the vicinity of the site: Shepherds Cottage (Grade II) and The Priory (Grade II*). The Priory is within Hatfield Priory Grade II registered park and gardens. The BDC site assessment also identifies that an archaeological road runs north east through the site. The BDC suggests harm to these heritage assets could be avoided by avoiding development in certain areas of the site.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not lie within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites are uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site lies entirely within Flood Zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site does not lie within an AQMA or within 200m of the A12 or A120.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments More than 99% of the site lies within a landscape area with low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

HATF 609

Area (Ha):

6.48

No. of dwellings

190

Site Name

Land Between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments Approximately 39% of the site consists of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments There is no contaminated land at the site.

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATF 643

Area (Ha):

3.41

No. of dwellings

20

Site Name

Land West of Ulting Road, Nounsley

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 117 dwellings would significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Halstead Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID **HATR 302** Area (Ha): **5.88** No. of dwellings **117**

Site Name **Land north of Slough Farm Road, Halstead**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small part of the site (0.03%) is located within a designated site (Sloe Cottage Meadow LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID HATR 302 Area (Ha): 5.88 No. of dwellings 117

Site Name Land north of Slough Farm Road, Halstead

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments Access can be gained from the site, although much of the natural frontage lies in flood zone 2.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Holy Trinity Church of England Primary School Halstead.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments There is a listed building opposite the site on Lough Farm Road. Development may have a minor impact on the building, but mitigation may be possible by setting development back from the road, using appropriate layout and providing some open space.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (95.62%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

HATR 302

Area (Ha):

5.88

No. of dwellings

117

Site Name

Land north of Slough Farm Road, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

A significant proportion of the site is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect (--)

6b) Comments

Almost the entire site (98.41%) lies within a designated site (Sloe Cottage Meadow).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATR 296

Area (Ha):

2.46

No. of dwellings

60

Site Name

Land North of Sloe Hill Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments The site is located entirely in flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATR 298

Area (Ha):

0.45

No. of dwellings

12

Site Name

Halstead Business Centre, Factory Lane West, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (94.11%) is located in flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATR 300

Area (Ha):

1.18

No. of dwellings

45

Site Name

Halstead Football Club

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect with uncertainty (--?)

6b) Comments

A small proportion of the site (0.47%) lies within a designated site (Chapel Hill Meadow LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATR 301

Area (Ha):

4.23

No. of dwellings

90

Site Name

Crowbridge Farm, Chapel Hill, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect (--)

6b) Comments

A significant proportion of the site (88.19%) is located within the a designated site (Chapel Hill Meadows LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

HATR 305

Area (Ha):

0.73

No. of dwellings

16

Site Name

Land at 83 Chapel Hill, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

HELI 329

Area (Ha):

2.13

No. of dwellings

50

Site Name

Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: The site is allocated as a residential care home thereby providing specialist community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: The site is allocated as a residential care home and will therefore make no contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Kelvedon Surgery and Kelvedon & Feering Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of London Road, Kelvedon Ind area. However the site is allocated as a residential care home and as such is unrelated to the sustainability performance of the site against this objective.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service either available or planned at the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of six bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is an allocation to Kelvedon, a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of six bus stops which are served by a frequent service.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Access to the site can be gained via a cul de sac.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of Kelvedon St Mary's Church of England Primary School. However the site is allocated as a residential care home and as such is unrelated to the sustainability performance of the site against this objective.

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments The site is more than 4.8km from a secondary school. However the site is allocated as a residential care home and as such is unrelated to the sustainability performance of the site against this objective.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development would have no impact on significance of conservation area as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

1

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No change to existing community facilities as per BDC site assessment form. Allocation of 1,496 houses therefore assumed to incorporate a new primary school and a bus stop with at least an infrequent service.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 1,496 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is located within 800m of Kelvedon Surgery and Kelvedon & Feering Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: Increase to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safe gaurding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: Part of the site is within 800m of Gold Key Ind Estate.

Site ID KELV 333 Area (Ha): 61.07 No. of dwellings 1,496

Site Name Land at Park Farm Hollow Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments Fibre service either available or planned in the site by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments The site is not within a designated site nor is it within 100m of a designated site. The site is not in a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments Allocation of 1,496 houses therefore assumed to provide a new bus stop. The site is within 800m of a railway station and there are several existing bus stops within 400m.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments The site is adjacent to Kelvedon which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments The site is within 800m of a railway station and all rail services are deemed to be frequent. The eastern edge of the site is also within 400m of existing bus stop and Kelvedon is served by a frequent service. Allocation of at 1,496 therefore assumed to incorporate a new bus stop with at least an infrequent

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

service.

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access is possible but with difficulty off Hollow road. The road is narrow, winding and has a speed limit of 70mph off hollow road. There is also a railway crossing over mainline into village.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The east part of the site is within 400m of Kelvedon St Mary's Church of England Primary School. Allocation of 1496 dwellings, therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect:

Uncertain positive effect (+?)

9d) Comments

A very small proportion of the site is within 4.8km of The Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a couple of listed buildings within close to the site, however impacts on these have not been assessed by the BDC site visits.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study has been updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (99.97%) is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

KELV 333

Area (Ha):

61.07

No. of dwellings

1,496

Site Name

Land at Park Farm Hollow Road, Kelvedon

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of up to 250 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of two NHS GP surgeries.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is located within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is located within 800m of London Road, Kelvedon Ind Area.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Kelvedon which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Kelvedon is served by a frequent service.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access gained from straight road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

A small part of the site is within 800m of St Mary's Church of England Primary School.

Distance to a secondary school

9c) Effect:

Uncertain positive effect (+?)

9d) Comments

A small part of the site is within 4.8km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is adjacent to a conservation area and there are several listed buildings within the vicinity of the site. Development could impact on the views and settings of the heritage assets, however mitigation may be feasible through low density development design.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments This site is served by the Coggeshall WRC, which does not have sufficient capacity to accommodate development.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Only a small proportion of the site (3.79%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Only a small proportion of the site (10.35%) is located within 200m of the A12.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

KELV 337

Area (Ha):

21.45

No. of dwellings

250

Site Name

Land at London Road, between Crabb's Lane and Church Street, Kelvedon

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (88.11%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small area of the site (5.06%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

KELV 331

Area (Ha):

0.50

No. of dwellings

41

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities or the intention to provide any new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 225, which would significantly contribute to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: Site is not within 800m of a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not fulfill any of the ANG criteria.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publically accessible open space on the site, or the intention to provide new public space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments The BDC site assessment does not identify any retail provision at the site or any intention to provide new retail uses.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m of Kelvedon local centre (not a Main Town).

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Gold Key Industrial Estate.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned with estimated delivery by July 2017.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site consists of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a bus stop and within 800m of Kelvedon rail station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is directly adjacent to Kelvedon, which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a bus stop served by frequent services and within 800m of Kelvedon rail station.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment states that vehicle access can be gained from the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

A small area in the eastern part of the site is within 800m of Feering Church of England Primary School. The River Blackwater and the railway line present barriers to accessing the school from the site.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of the Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The BDC site assessment recognises that Moorings, a Grade II listed building, is adjacent to the site. The BDC site assessment suggests that, whilst in a prominent location, the established vegetative boundaries of the building already provide screening from the rest of the site.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not lie within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects remain uncertain for all sites until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments Over 25% of the site lies within Flood Zone 3 and there is also an area of Flood Zone 2 on the site. This is in the eastern part of the site, associated with the River Blackwell.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within an AQMA or within 200m of the A12 or A120.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Over 99% of the site lies within a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not included in any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

KELV 606

Area (Ha):

7.56

No. of dwellings

225

Site Name

Moorings, Coggeshall Road, Kelvedon

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: Approximately 47% of the site consists of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: The BDC site assessment has not identified any contamination issues at the site.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BSC site assessment did not identify any community facilities at the site or the intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate the dwelling capacity of this site to be 600, which would make a significant contribution to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of both Kelvedon and Feering Health Centre and Kelvedon Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment does not identify any publically accessible open space or the intention to provide new open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any existing retail provision on the site or intention to provide new retail uses.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m of the local centre of Kelvedon (not a Main Town).

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site does not lie within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Gold Key Industrial Estate. The BDC site assessment states that Ewell Hall is used for equine and leisure uses. It is anticipated that these will be retained, as the site assessment suggests that development will not encroach onto Ewell Hall.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: The majority of the site has access to fibre or wireless broadband.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small part of the site lies within Brockwell Meadows LWS. The site is also adjacent to Brockwell Meadows LNR. The site consists primarily of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Very small areas in the north/northwest of the site lie within 400m of a bus stop and a slightly larger area in the north of the site lies within 800m of Kelvedon rail station. The BDC site assessment states that a direct footpath link to Kelvedon is proposed (the River Blackwell currently presents a barrier).

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The northwestern part of the site lies almost adjacent to Kelvedon (within 40 metres). The BDC site assessment states that a direct footpath link to Kelvedon is proposed (the River Blackwell currently presents a barrier).

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Very small areas of the site are within 400m of a bus stop served by frequent services and within 800m of Kelvedon rail station. The BDC site assessment states that a direct footpath link to Kelvedon is proposed (the River Blackwell currently presents a barrier).

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment states that vehicular access can be gained from the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The northern part of the site is within 400m of Kelvedon St Mary's Church of England Primary School. The BDC site assessment states that a direct footpath link to Kelvedon is proposed (the River Blackwell currently presents a barrier).

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is further than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Significant negative effect (--)

10b) Comments

The BDC site assessment identifies that Ewell Hall (Grade II) lies within the site. In addition, Kelvedon conservation area and some associated listed buildings lie adjacent to the site. A scheduled monument, an Anglo-Saxon cemetery, lies to the north of the site. The BDC site assessment also identifies that there is an archaeological site within or adjacent to the site. The BDC site assessment states that protection of Ewell Hall will have to be carefully considered to avoid encroaching harm to the setting of the building. As the BDC site assessment does not refer to the conservation area or other listed buildings, it is uncertain whether harm to these can be mitigated, particularly as access to the site is likely to come through the conservation area.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Less than 1% of the site lies within SPZ1 or 2. Almost all of the site does not lie within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments A small area of the site lies within Flood Zones 2 and 3, associated with the River Blackwell. The area of the site within Flood Zone 3 is less than 5%.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Approximately 53% of the site lies within 200m of the A12.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Approximately 83% of the site lies within a landscape area with moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists primarily of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site does not lie within any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

KELV 615

Area (Ha):

50.71

No. of dwellings

600

Site Name

Land South East of Kelvedon (ALSO IN FEERING PARISH) and outside district

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Negative effect (-)

16b) Comments

The majority of the site consists of grade 3 agricultural land. Less than 25% of the site consists of grade 1 or 2 land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on contaminated land.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 160, which will make a significant contribution to housing provision, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: There are no GP surgeries within 800m of the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publically accessible open space at the site, or the intention to provide any.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any retail facilities at the site or the intention to provide new retail facilities.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site lies within 8km of Kelvedon local centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site does not lie within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of the employment area at London Road, Kelvedon.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade at the site planned by July 2017.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is not located within or adjacent to a settlement.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a bus stop that is served by a frequent service.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is not within 800m of a primary school.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The BDC site assessment identifies that there is an archaeological site within or adjacent to the site. The BDC site assessment identifies that the site is within the vicinity of Crabbs Farmhouse and an associated barn (both Grade II). The site assessment implies that mitigation is not needed as the buildings are well screened and distinct from the potential development site.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until the water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site lies entirely in Flood Zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Nearly 47% of the site lies within 200m of the A12.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The site lies entirely in a landscape area with low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists entirely of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID

KELV 616

Area (Ha):

5.38

No. of dwellings

160

Site Name

Land North of Crabbs Barn, London Road, Kelvedon

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

Significant negative effect (--)

16b) Comments

The site consists entirely of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect:

No / negligible effect (0)

16d) Comments

The site is not located on any contaminated land.

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments Approximately 39% of the site lies within Flood Zone 3. There are also areas of Flood Zone 2 within the site.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

KELV 626

Area (Ha):

2.69

No. of dwellings

45

Site Name

Land at Watering Farm, Kelvedon CO5 9PF

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

KELV 627

Area (Ha):

5.73

No. of dwellings

170

Site Name

Land at Windmill Farm, Kelvedon

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 170, which will make a significant contribution to housing provision, including affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The southern part of the site lies within 800m of Kelvedon Surgery and Kelvedon and Feering Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID

KELV 627

Area (Ha):

5.73

No. of dwellings

170

Site Name

Land at Windmill Farm, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments BDC site assessment does not identify any publically accessible open space at the site, or the intention to provide any.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments BDC site assessment does not identify any retail facilities at the site or the intention to provide new retail facilities.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 800m of Kelvedon local centre (not a Main Town).

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of the Golden Key Industrial Estate.

Site ID **KELV 627** Area (Ha): **5.73** No. of dwellings **170**

Site Name **Land at Windmill Farm, Kelvedon**

Broadband availability

5e) Effect: **Significant positive effect (++)**

5f) Comments **Fibre upgrade planned at this site by July 2017.**

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: **Negative effect (-)**

6b) Comments **The site currently consists of greenfield land.**

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: **Positive effect (+)**

7b) Comments **The site is within 800m of Kelvedon rail station. A small area in the eastern part of the site is within 400m of a bus stop.**

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: **Positive effect (+)**

8b) Comments **The site is adjacent to Kelvedon, a village with services.**

Distance to and regularity of public transport

8c) Effect: **Significant positive effect (++)**

8d) Comments **The eastern part of the site is within 400m of a bus stop served by frequent services. The entirety of the site is within 800m of Kelvedon rail station.**

Site ID

KELV 627

Area (Ha):

5.73

No. of dwellings

170

Site Name

Land at Windmill Farm, Kelvedon

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

The BDC site assessment identifies that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The southern part of the site is within 800m of Kelvedon St Mary's Church of England Primary School.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of the Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

The BDC site assessment identifies an archaeological site in or adjacent to the site. However there are no designated heritage assets within the vicinity of the site.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site is not located within an SPZ.

Site ID

KELV 627

Area (Ha):

5.73

No. of dwellings

170

Site Name

Land at Windmill Farm, Kelvedon

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

KELV 627

Area (Ha):

5.73

No. of dwellings

170

Site Name

Land at Windmill Farm, Kelvedon

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists entirely of grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

KELV 628

Area (Ha):

2.01

No. of dwellings

50

Site Name

Land at Bridge Farm, Kelvedon CO5 9PF

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

LITM 620

Area (Ha):

0.56

No. of dwellings

10

Site Name

Land North of Sudbury Road, Little Maplestead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment from.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to a Recycling Centre For Household Waste. Therefore, site is likely to be exposed to noise and possibly dust.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is either available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is within 100m of a designated site (Panfield Wood LoWS). The site is not located on a SSSI impact risk zone for employment development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Negative effect (-)

7b) Comments: The site is more than 800m from a railway station and more than 400m from a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is more than 800m from a railway station and more than 400m from a bus stop.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

Highways access information

8e) Effect: Negative effect (-)

8f) Comments: Access issues identified. Vehicular access cannot be gained. Access can be gained by a track/footpath.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments:

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments:

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are a number of listed buildings that are close to the site, however the impacts on these have not been assessed by the BDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (99.32%) is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID

PANF 136

Area (Ha):

7.86

No. of dwellings

0

Site Name

Land at Panfield, northwest of Springwood Industrial Estate

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (86.08%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation 220 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: There are no NHS GP surgeries or hospitals within 800m

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km to Braintree town Centre Boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m away form an existing employment centre.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it located within 100m of a designated site. The site is not located within an SSSI impact risk zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Panfield which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 400m of several bus stops and Panfield is served by a direct service.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No highway issue identified. Access can be gained by a single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m away from a primary school.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site but the impacts on these have not been assessed by the BDC site visits.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The site is located entirely in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

PANF 345

Area (Ha):

8.80

No. of dwellings

220

Site Name

Lnd at Ivy Hall, Kynaston Road, Panfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing communitiy facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 141 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The naearest NHS GP surgey or hospital is more than 800m away form the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km from Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it located within 100m of a designated site. The site is not in a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Part of the site is located within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 400m of several bus stops and Panfield is served by a frequent service.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

Access is difficult. Road is narrow and winding.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The site is located entirely in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

PANF 519

Area (Ha):

5.65

No. of dwellings

141

Site Name

Site 4, Kynaston Farm, Panfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

PEBM 350

Area (Ha):

0.32

No. of dwellings

3

Site Name

Land west of Kings Mead, Water Lane, Pebmarsh

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 45 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 1 criteria met; site is within 300m of Great Notley Country Park.

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Skyline 120 Ind Area.

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The north part of the site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Rayne which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Rayne is served by a frequent service.

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Access is difficult as it is gained by a narrow dirt track.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of Rayne Primary School.

Distance to a secondary school

9c) Effect: Uncertain positive effect (+?)

9d) Comments The site is within 4.8km of Tabor Science Academy and Notley High School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments There is a listed building within the vicinity of the site. Development will not have an impact on the heritage asset as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

RAYN 355

Area (Ha):

8.07

No. of dwellings

45

Site Name

Land East of School Road, Rayne, Gladman Developments Ltd

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on country land.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is located adjacent to a conservation area and there are several listed buildings within the vicinity of the site, but the impacts on these are not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

RIDG 357

Area (Ha):

2.31

No. of dwellings

46

Site Name

Land north of Drury Lane, South of Chapel Road, Ridgewell

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect with uncertainty (--?)

6b) Comments

A small part of the site (0.30%) is located within a designated site (Ridgewell Hall Meadow and Church). The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is located adjacent to the conservation area and there are several listed buildings within the vicinity of the site. The BDC site assessment form requests the heritage officers advice regarding potential impacts.

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

RIDG 358

Area (Ha):

1.35

No. of dwellings

25

Site Name

Land at Hall Lane, Ridgewell

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. The site is not within a relevant SSSI impact zone for employment development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Rivenahall End which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops and Rivenhall is served by a frequent service.

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

Vehicular access may be possible, but may require a new access form A12.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a number of listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (96.12%) is located in an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

RIVE 365

Area (Ha):

15.77

No. of dwellings

0

Site Name

Land between A12 and railway line, opp. Rivenhall Golf Course

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments Impact on public open space has not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation, but is more than 800m from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Eastways/Crittall Road/Waterside Park Ind Areas.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, however it is within 100m of one (The Old Rectory Meadows LoWS). The site is not within a SSSI impact risk zone for residential development. The site is also located on greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Witham is served by a frequent service.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

Highways access information

8e) Effect:

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

9b) Comments

Distance to a secondary school

9c) Effect:

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

10b) Comments

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (99.95%) is within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located with a country park.

Site ID

RIVE 366a

Area (Ha):

20.31

No. of dwellings

325

Site Name

Forest Road, North East Witham, Phase 2a

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (97.37%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 318 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Witham Town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m away from an existing employment area.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, however it is located within 100m of a designated site (Hoo Hall Meadow LoWS). The site is not located within a SSSI impact risk zone for residential development. The site is located on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is directly adjacent to Rivenhall which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Rivenhall is served by a frequent service.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by residential road to A12 junction.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Rivenhall Church of England Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a listed building within the vicinity of the site, however according to the BDC site assessment, the site is well screened and there will be no impact on the heritage asset. However a scheduled monument (Roman villa, Anglo-Saxon hall, cemetery and church site, around and to the north and east of St Mary and All Saints Church) is located to the north of the site and impacts on this have not been assessed by the BDC site visits.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small area of the site (8.95%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

RIVE 367

Area (Ha):

12.72

No. of dwellings

318

Site Name

Church Road, Rivenhall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The land is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 193 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID	RIVE 368	Area (Ha):	7.74	No. of dwellings	193
Site Name	Oak Road, Rivenhall				

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:
To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:
To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, however it is within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: A small part of the southern point of the site is within 400m of 1 bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Rivenhall End which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a bus stop and Rivenhall is served by a frequent service.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access may be possible however the road is narrow and rural, and may require widening.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is not located within 800m of a primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is located within 2.4km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a listed building located within the site, however the impacts on this have not been assessed by the BDC site visits.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small proportion of the site (11.61%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

RIVE 368

Area (Ha):

7.74

No. of dwellings

193

Site Name

Oak Road, Rivenhall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site (11.50%) is located on contaminated land, however it is unknown if remediation will be required.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 623 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Uncertain negative effect (-?)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it located within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Rivenhall End which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Rivenhall is served by a frequent service.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained but road is described as narrow and winding as per BDC site assessment form.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect:

Uncertain positive effect (+?)

9d) Comments

The site is within 4.8km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

RIVE 369

Area (Ha):

24.92

No. of dwellings

623

Site Name

Land at Henry Dixon Road (north of A12), Rivenhall End

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 185 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments Increase in retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is located within 8km of a local town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Uncertain negative effect (-?)

5d) Comments The site is not located within 800m of an existing employment site.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within a 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: No / negligible effect (0)

8b) Comments: The site is adjacent to Rivenhall End which is classified as an other village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops and Rivenhall is served by a frequent service.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access may be possible however road widening and gradient issues have been identified by the BDC site visits.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is not within 800m of a primary school.

Distance to a secondary school

9c) Effect:

Uncertain positive effect (+?)

9d) Comments

The site is within 4.8km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

RIVE 370

Area (Ha):

7.44

No. of dwellings

185

Site Name

Land at Henry Dixon Road (South of A12), Rivenhall End

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments This site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Significant negative effect (--)

6b) Comments

A significant proportion of the site lies within a designated site (The Old Rectory Meadows LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

RIVE 361

Area (Ha):

3.50

No. of dwellings

20

Site Name

Land at The Old Rectory, Rivenhall

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 268 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m away from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID SHAL 371 Area (Ha): 10.75 No. of dwellings 268

Site Name Land West of Braintree Road (Levelly Field) Shalford Church End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of the Braintree town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is not within 800m of an existing employment area.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned between 2016 to 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.01%) is located within a designated site (Shalford Park/Levelly Wood LoWS). The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjoining Shalford Church End which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 400m of several bus stops, however Shalford is served by a poor service.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Shalford Primary School.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from the nearest secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a few listed buildings within the vicinity of the site, but impacts on these were not assessed by the BDC site visits.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments An insignificant proportion of the site (6.23%) falls within SPZ2.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

SHAL 371

Area (Ha):

10.75

No. of dwellings

268

Site Name

Land West of Braintree Road (Levelly Field) Shalford Church End

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (74.44%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A proportion of the site (18.25%) is contaminated, however it is unknown whether remediation will be a condition.

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

The site is located within a conservation area, however the site will have no effect on the conservation area as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 376

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land Adj 14 Swan street, Sible Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 378

Area (Ha):

2.82

No. of dwellings

18

Site Name

South of Wethersfield Road, Sible Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

Part of the site is located within a conservation area and several listed buildings are within the vicinity of the site. The site has a limited contribution to the conservation, however potential impacts and mitigation have not been assessed by BDC site visits.

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

Site ID

SIBH 380

Area (Ha):

1.11

No. of dwellings

6

Site Name

Land at Queen Street (between no.s 16 and 42), Sible Hedingham

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

Part of the site is located within a conservation area and there are several listed buildings within the vicinity of the site, however impacts on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 381

Area (Ha):

1.64

No. of dwellings

26

Site Name

Land at Alderford Maltings, Alderford Street, Sible Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

The site is located within a conservation area and there are several listed buildings within the vicinity of the site. The site has no contribution to the significance of the heritage assets as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments The majority of the site (97.77%) is located in flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 382

Area (Ha):

0.33

No. of dwellings

5

Site Name

The Old Coal Yard, 61 Alderford Street, Sible Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 611

Area (Ha):

0.01

No. of dwellings

10

Site Name

Oxford Lane, Sible Hedingham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SIBH 631

Area (Ha):

4.66

No. of dwellings

130

Site Name

Land North of Oxford Lane, Sible Hedingham (11.8 Acres)

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 125 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned between 2016 to 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjoining Silver End which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Silver End is served by a frequent service.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Crossing Road, Silver End

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Highway access issue identified. Access is possible but would require additional land. Roads are described as single tracks and narrow as per BDC site assessment form.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Silver End Primary School

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments The site is within 4.8km of New Rickstones Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments The site is adjacent to a conservation area. The site has a limited contribution to the conservation area and mitigation is possible through design, height and elevations as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

SILV 384

Area (Ha):

5.06

No. of dwellings

125

Site Name

Whiteheads Farm, Cressing Road, Silver End

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfiled land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 191 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of NHS GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID SILV 390 Area (Ha): 8.35 No. of dwellings 191

Site Name Egypts Farm, Boars Tye Road, Silver End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is located more than 800m from an existing employment area.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Silver End which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Silver End is served by a frequent service.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access by Boars Tye Road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 800m from Silver End Primary School.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments: Part of the site is within 4.8km of Alec Hunter Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: A conservation area is within the vicinity of the site, but impacts on this were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

SILV 390

Area (Ha):

8.35

No. of dwellings

191

Site Name

Egypt's Farm, Boars Tye Road, Silver End

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (33.10%) is located within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

SILV 524

Area (Ha):

2.39

No. of dwellings

64

Site Name

Land SE of Magdalene Crescent, Silver End

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

STAM 618

Area (Ha):

0.92

No. of dwellings

10

Site Name

The Post Mill & Collins Farm, Mill Road, Stambourne

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

Part of the site is located within a conservation area. Harm to significance of heritage assets is likely to be limited if screening is retained and 1 and half storeys used.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

STEB 394

Area (Ha):

0.62

No. of dwellings

10

Site Name

Land adjacent Freezes Barns, North Street, Steeple Bumpstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

STEB 645

Area (Ha):

4.68

No. of dwellings

95

Site Name

Land East of Finchingfield Road, Steeple Bumpstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 142 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment site.

Site ID Area (Ha): No. of dwellings

Site Name

Broadband availability

5e) Effect:

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

8b) Comments

Distance to and regularity of public transport

8c) Effect:

8d) Comments

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained to the site by a single carriage way subject to Highways findings.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The nearest primary school is more than 800m from the site.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are some listed buildings within the vicinity of the site, but the impact on these were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

STIS 396

Area (Ha):

5.68

No. of dwellings

142

Site Name

Land east of Baytree Farm, Stisted

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site is on contaminated land, however this has not been picked up on by the BDC site visits and it is unknown whether remediation will be required.

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

SA objective 1:**Create safe environments which improve quality of life and community cohesion**

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home**

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 172 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities**

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of Braintree town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment site.

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service is either available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.28%) is within a designated site (Templeborder Wood ancient wood/LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The north west corner of the site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops in Braintree, and Braintree is served by frequent service.

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained by a single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of both Lyons Hall School and Beckers Green Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: A small part of the site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments: There are several listed buildings within the vicinity fo the site, however the impacts on these were not assessed by the BDC visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

STIS 397

Area (Ha):

7.06

No. of dwellings

172

Site Name

Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield development as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, nor is it 100m within of a designated site. The site is within a SSSI impact risk zone for 100 housing units or more, however this development only proposes 20 housing units. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

STIS 398

Area (Ha):

0.64

No. of dwellings

20

Site Name

Site off Rectory Road (opp. no.63), Stisted

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site, nor is it within 100m of a designated site. The site is within a SSSI impact risk zone for 100 residential units or more, however this development only proposes 20 dwellings. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is adjacent to a conservation area and there are several listed buildings within the vicinity, however the impacts on these were not assessed by the BDC site visits.

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

Site ID

STIS 399

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land off Back Lane (r/o Brickwall Farm), Stisted

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, nor is it within 100m of a designated site. The site is within a SSSI impact risk zone for residential development of 100 units or more, however this development only proposes 10 dwellings. The site is on greenfield development as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

STIS 400

Area (Ha):

0.35

No. of dwellings

10

Site Name

Land adj Stisted Lodge, Rectory Road, Stisted

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stistead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stistead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stinstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not within a designated site, nor is it within 100m of a designated site. The site is within a SSSI impact zone for residential development of 100 units or more, however this development only proposes 6 dwellings. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stisted

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is located within a conservation area and there are several listed buildings within the vicinity of the site. Harm to significance of heritage assets may be mitigated by landscaping.

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stinstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stisted

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

STIS 401

Area (Ha):

0.86

No. of dwellings

6

Site Name

37 The Street & Land to Rear, Stisted

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WETH 415

Area (Ha):

1.13

No. of dwellings

4

Site Name

The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

WETH 415

Area (Ha):

1.13

No. of dwellings

4

Site Name

The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WETH 415

Area (Ha):

1.13

No. of dwellings

4

Site Name

The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WETH 415

Area (Ha):

1.13

No. of dwellings

4

Site Name

The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

WETH 415

Area (Ha):

1.13

No. of dwellings

4

Site Name

The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

No / negligible effect (0)

6b) Comments

The site is not located within a designated site nor is it located within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is not located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

WETH 417

Area (Ha):

0.39

No. of dwellings

6

Site Name

Courtenham, Four Ashes, Blackmore End

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:	Uncertain effect (?)
3f) Comments	BDC site assessment form does not provide this information; uncertain impacts.

SA objective 4:
To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:	No / negligible effect (0)
4b) Comments	BDC site assessment only mentions residential development, therefore no change.

Distances to local shops and services

4c) Effect:	Negative effect (-)
4d) Comments	Site is at the village of Wethersfield, more than 8km from a Local Centre boundary.

SA objective 5:
To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:	No / negligible effect (0)
5b) Comments	The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect:	Negative effect (-)
5d) Comments	Site is more than 800m from an existing employment area.

Site ID	WETH 624	Area (Ha):	1.45	No. of dwellings	23
Site Name	Land corner of Braintree Road & West Drive, Wethersfield				

Broadband availability

5e) Effect:	Significant positive effect (++)
5f) Comments	Fibre or wireless broadband planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:	Negative effect (-)
6b) Comments	Significant proportion of allocated land (>=25%) on undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:	Positive effect (+)
7b) Comments	Site is within 400m of six bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:	Positive effect (+)
8b) Comments	Site is at a village with services (Wethersfield).

Distance to and regularity of public transport

8c) Effect:	Significant positive effect (++)
8d) Comments	The site is within 400m of six bus stops and Wethersfield is served by a frequent service.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highways access issues identified. Access can be gained via a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Site is within 400m of a primary school (Wethersfield Church of England Primary School).

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments Site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments The site is within Wethersfield conservation area and adjacent to the Grade II* listed Simms Farmhouse. The BDC site assessment identifies possible mitigation with regards to Simms Farmhouse, by including buffer zones to the southern part of the site.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Uncertain effect (?)

12b) Comments The site is within SPZ3.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The entire site is in an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located on Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located on a country park.

Site ID

WETH 624

Area (Ha):

1.45

No. of dwellings

23

Site Name

Land corner of Braintree Road & West Drive, Wethersfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: Entire site is on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: Land is not identified as contaminated.

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site lies within Wethersfield conservation area and is opposite a grade II listed barn. The BDC site assessment suggests that any harmful effects could be mitigated through the use of landscaping. Sensitive design and layout in keeping with the local area would also be important for mitigation.

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

WETH 636

Area (Ha):

0.72

No. of dwellings

20

Site Name

Land at Hudsons Hill, Wethersfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

Negative effect (-)

6b) Comments

The site is not located within a designated site, nor is it located within 100m of a designated site. The site is located within a SSSI impact zone for residential development of 100 units or more, or 50 units or more for outside existing settlement/urban areas, however this development only proposes 10 housing units. The development is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

WHIC 419

Area (Ha):

0.49

No. of dwellings

10

Site Name

South of Colchester Road, White Colne

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

Archaeological site 5994 lies within the site. The site lies adjacent to the White Notley conservation area and a number of listed buildings associated with White Notley Hall. BDC site assessment does not identify any mitigation measures, but mitigation is likely to be feasible in terms of sensitive design and retention of vegetation in the southeast of the site as a buffer.

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect:

NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

NOT ASSESSED

14b) Comments

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

Site ID

WHIN 614

Area (Ha):

0.27

No. of dwellings

10

Site Name

Land South of The Street, White Notley

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

WISP 619

Area (Ha):

0.98

No. of dwellings

10

Site Name

Land rear of Church Road & Old Road, Wickham St Pauls, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WITN 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Crossing Road, North of Elm Hall Cottages, Witham/Rivenhall

SA objective 1:**Create safe environments which improve quality of life and community cohesion***Provision or enhancement of dedicated community facilities such as village halls and community centres*

1a) Effect: Positive effect (+)

1b) Comments: No loss of existing facilities as per BDC site assessment form. Provision of 1,500 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:**To provide everyone with the opportunity to live in a decent home***Delivery of affordable housing*

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 1,500 houses will significantly contribute to the delivery of affordable housing.

SA objective 3:**To improve the health of the District's residents and mitigate/reduce potential health inequalities***Distance to nearest NHS GP surgery or hospital.*

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Uncertain negative effect (-?)

3d) Comments: 0 criteria are met.

Site ID WITN 428 Area (Ha): 60.23 No. of dwellings 1,500

Site Name Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Uncertain negative effect (--)

4d) Comments The site is a main town allocation and is more than 800m from the Witham town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 800m from an existing employment area.

Site ID WITN 428 Area (Ha): 60.23 No. of dwellings 1,500

Site Name Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated, however it is within 100m of a designated site (Tarecroft Wood). The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. Allocation of 1,500 houses therefore assumed to incorporate a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Witham is served by a frequent service. Allocation of 1,500 houses, therefore assumed to incorporate a new bus stop with at least an infrequent service.

Site ID

WITN 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Crossing Road, North of Elm Hall Cottages, Witham/Rivenhall

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified. Access can be gained by the B1018, the main road between Witham and Braintree.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of the Elm Hall Primary School. Allocation of 1,500 houses therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of New Rickstones Academy Secondary School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is within the vicinity of several listed building and Faulkbourne Hall registered park and garden, but impacts on these were not assessed by the BDC site visit.

Site ID

WITN 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Crissing Road, North of Elm Hall Cottages, Witham/Rivenhall

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Effects for all sites remain uncertain until water cycle study is updated.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID

WITN 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Crissing Road, North of Elm Hall Cottages, Witham/Rivenhall

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (83.99%) is within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID

WITN 428

Area (Ha):

60.23

No. of dwellings

1,500

Site Name

Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID

WITN 428A

Area (Ha):

9.89

No. of dwellings

300

Site Name

Land East of Cressing Road, Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities on the site or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of 300, which will make a significant contribution to housing provision, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is further than 800 from the nearest GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria

Site ID **WITN 428A** Area (Ha): **9.89** No. of dwellings **300**

Site Name **Land East of Cressing Road, Witham**

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: **Positive effect (+)**

3f) Comments **BDC site assessment does not identify any publically accessible open space at the site, or the intention to provide any.**

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: **No / negligible effect (0)**

4b) Comments **BDC site assessment does not identify any retail facilities at the site or the intention to provide new retail facilities.**

Distances to local shops and services

4c) Effect: **Negative effect (-)**

4d) Comments **Site is more than 800m from Witham town centre.**

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: **No / negligible effect (0)**

5b) Comments **The site is not located within an MSA.**

Distances to main employment areas (B1, B2, B8)

5c) Effect: **Negative effect (-)**

5d) Comments **The site is further than 800m from the nearest main employment area.**

Site ID

WITN 428A

Area (Ha):

9.89

No. of dwellings

300

Site Name

Land East of Cressing Road, Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: This site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: This site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: This site is less than 70m from the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: This site is within 400m of several bus stops that are served by frequent services.

Site ID

WITN 428A

Area (Ha):

9.89

No. of dwellings

300

Site Name

Land East of Cressing Road, Witham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Elm Hall Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments This site is within 2.4km of both New Rickstones Academy and Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments The BDC site assessment does not identify the site to be within the vicinity of any heritage assets.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not located within an SPZ.

Site ID

WITN 428A

Area (Ha):

9.89

No. of dwellings

300

Site Name

Land East of Cressing Road, Witham

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID

WITN 428A

Area (Ha):

9.89

No. of dwellings

300

Site Name

Land East of Cressing Road, Witham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists entirely of Grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments There are no areas of contaminated land within this site.

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect:

NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

NOT ASSESSED

5d) Comments

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

WITN 652

Area (Ha):

0.80

No. of dwellings

24

Site Name

Lnad at Honeysuckle Way

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect:

NOT ASSESSED

15h) Comments

Country parks

15i) Effect:

NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect:

NOT ASSESSED

16d) Comments

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: NOT ASSESSED

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect:

NOT ASSESSED

6b) Comments

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect:

NOT ASSESSED

7b) Comments

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect:

NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect:

NOT ASSESSED

8d) Comments

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

Highways access information

8e) Effect:

NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

NOT ASSESSED

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

NOT ASSESSED

12b) Comments

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: NOT ASSESSED

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments

Site ID

WITN 653

Area (Ha):

0.64

No. of dwellings

18

Site Name

Land at Bramble Road

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments

Country parks

15i) Effect: NOT ASSESSED

15j) Comments

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Appendix 7

Detailed assessment forms for sites allocated in the Publication Draft Local Plan

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of existing communitiy facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: Allocation of 10 will make no contribution to the delivery of affordable housing as the site is in Braintree.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is not within 800m of a NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation but is more than 800m from a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Millennium Way Trade Centre.

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre broadband available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and within 400m of several bus stops, which are served by frequent services.

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

Highways access information

8e) Effect: Positive effect (+)

8f) Comments BDC site assessment form does not identify any access issues and states that access can be gained from a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Beckers Green Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments There are no heritage assests within the vicinity of the site.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site doen not fall within a SPZ.

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site scored green in the wastewater network RAG assessment, meaning that development will be possible without upgrades to the network; development on site will be served by Braintree WRS which does not have headroom for growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located entirely within an urban area.

Site ID:

BCBG 150

Area (Ha):

0.35

No. of dwellings

10

Site Name

Stubbs Lane, Braintree

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effects on public open space have not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation but is more than 800m to a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Anglia Way, Lakes Road Ind Park, Land between East Street & Albert Road, Millennium Way Trade Centre and Driberg Way Ind Estate.

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of Beckers Green Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Alec Hunter Academy, Notley High School and Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are two listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Site ID:

BCBG 550

Area (Ha):

4.36

No. of dwellings

75

Site Name

Braintree Tennis Club off Clockhouse Way

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

BOCN 127

Area (Ha):

0.50

No. of dwellings

9

Site Name

Land off Convent Lane, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: There will be no loss of existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: Allocation of 9 dwellings will not contribute to the delivery of affordable housing in Bocking.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: Site is more than 800m from an NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Site is within 200m of a SANG that is more than 2ha in size.

Site ID:

BOCN 127

Area (Ha):

0.50

No. of dwellings

9

Site Name

Land off Convent Lane, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: Allocation to the Main Towns of Bocking. Site is more than 800m from a Local Centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: Significant negative effect (--)

5b) Comments: Entire site is located in a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The nearest existing employment area is more than 800m away.

Site ID: BOCN 127 Area (Ha): 0.50 No. of dwellings 9

Site Name Land off Convent Lane, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Furthermore, site is not within SSSI impact risk zone for residential development.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Site is within 400m of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Allocation to the Main Town of Bocking.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of bus stops which are served by a frequent service.

Site ID:

BOCN 127

Area (Ha):

0.50

No. of dwellings

9

Site Name

Land off Convent Lane, Braintree

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highways access issues identified. Access can be gained via a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments Site is within 800m of a primary school including an Infant & Nursery School (Great Bradfords Infant & Nursery School and Great Bradfords Junior School).

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Site is within 2.4km of two secondary schools (Tabor Science Academy and Alec Hunter academy)

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments Although listed buildings and a Conservation Area are located within 1km of the site, the BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments A very small proportion of the site (0.39%) falls within SPZ2c.

Site ID:

BOCN 127

Area (Ha):

0.50

No. of dwellings

9

Site Name

Land off Convent Lane, Braintree

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Site scored red in the wastewater network RAG assessment. This means that there is limited capacity within the network, hence solution required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Majority of site is within an area of moderate sensitivity to change, while a small proportion is within an area of high sensitivity to change. An even smaller proportion of the site is within an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

BOCN 127

Area (Ha):

0.50

No. of dwellings

9

Site Name

Land off Convent Lane, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments Entire site is on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land is not contaminated.

Site ID:

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of existing facilities per BDC site visit forms.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 600 dwellings will contribute significantly to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m away.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of existing open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 800m walking distance to NW Braintree Growth Location.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: None of the site is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The majority of the site is within 800m of existing employment areas.

Site ID: BOCN 137 Area (Ha): 31.39 No. of dwellings 600

Site Name Towerlands Park, between Panfield Lane and Deanery Hill

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor within 100m of a designated site. Not within SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of existing bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is allocated within the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of more than one bus stop and Bocking North is served by a frequent service.

Site ID:

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No highway access issues identified. Access gained by single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 800m to a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: Part of the site is within 2.4km of Tabor Science Academy Secondary School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area within the vicinity of the site, but these impacts have not been assessed by the BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments: The majority of the site (76.51%) is within SPZ2.

Site ID: BOCN 137 Area (Ha): 31.39 No. of dwellings 600

Site Name Towerlands Park, between Panfield Lane and Deanery Hill

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Site scored red in the wastewater network RAG assessment. This means there is limited capacity in the network, hence solution required to prevent further Combined Sewer Overflow discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments None of the site is located in a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or the A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (99.67%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments None of the site is located within the proposed extension to Dedham Vale AONB.

Site ID:

BOCN 137

Area (Ha):

31.39

No. of dwellings

600

Site Name

Towerlands Park, between Panfield Lane and Deanery Hill

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is identified as both greenfield and previously developed land by the BDC site assessment form, as the site is formerly an equestrian centre. More than 25% of the site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments None of the site is located in a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments None of the site is located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (84.91%) is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments None of the site is located on contaminated land.

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops which are served by a frequent service.

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

Highways access information

8e) Effect: Positive effect (+)

8f) Comments The site is within 800m of John Bunyan Junior School, St Francis Catholic Primary School Braintree and John Bunyan Infant School and Nursery.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of John Bunyan Junior School, St Francis Catholic Primary School Braintree and John Bunyan Infant School and Nursery.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site scored green in the wastewater network RAG assessment, meaning that development will be possible without upgrades to the network; development on site will be served by Bocking WRS which does not have headroom for growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Site ID:

BOS 16

Area (Ha):

0.41

No. of dwellings

10

Site Name

Land at Harkilees Way

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 70 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Blandford Medical Centre, Braintree Community Hospital and St Michael's Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; site is within 300m of River Brain Walk SANG.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: The site should be allocated for a food store as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation but is more than 800m to a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Springwood Ind Estate.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of four bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of four bus stops which are served by a frequent service.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained form a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of St Michael's Church of England (Voluntary Aided) Primary School Braintree.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a listed building within the vicinity of the site, however the effects on this were not assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site is not located within a SPZ.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located entirely with an urban area.

Site ID:

BRAW 153

Area (Ha):

2.77

No. of dwellings

70

Site Name

Broomhills Ind Estate, Pods Brook Road, Braintree

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments Only a small proportion of the site (21.49%) is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effect on public open space has not been assessed by the BDC site visit.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on agricultural land.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of land between East Street & Albert Road, Lakes Road Ind Park, Anglia Way, Millennium Way Trade Centre, Driberg Way Ind Estate.

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, however it is within 100m of Fritch Way LoWS.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Access to the site can be gained via South Street. However the access to this road is substandard with a limited width and potential visibility splay issues.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is more than 800m from a school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Tabor Science Academy, Notley High School and Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There is a conservation area and a listed building within the vicinity of the site. However the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site falls within SPZ2.

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site scored green in the wastewater network RAG assessment, meaning that development will be possible without upgrades to the network; development on site will be served by Braintree WRS which does not have headroom for growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located in an urban area.

Site ID:

BRC 34

Area (Ha):

0.22

No. of dwellings

10

Site Name

Land rear of 138-142 (Kwik Fit) South Street

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments The site is located on contaminated land however it is unknown whether remediation will be required.

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effect on public open space has not been assessed by the BDC site visit.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation and is within 800m of the primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within a minerals safeguarding site.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Driberg Way Ind Estate, Millennium Way Trade Centre, Lakes Road Ind Park and Land between East Street & Albert Road.

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Negative effect (-)

9b) Comments

The site is more than 800m from the nearest primary school.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 800m of Notley High School, Alec Hunter Academy and Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

The site falls entirely within SPZ2.

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site scored green in the wastewater network RAG assessment, meaning that development will be possible without upgrades to the network; development on site will be served by Braintree WRS which does not have headroom for growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments The site does not fall within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Site ID:

BRC 77

Area (Ha):

0.08

No. of dwellings

10

Site Name

Timber yard east of Crossman House Station Approach

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments The site is located entirely on contaminated land, however it is unknown whether remediation will be required.

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: BDC site assessment form does not provide this information; uncertain impacts.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: BDC site assessment form does not mention retail provision, therefore no change assumed.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: Allocation to the Main Town of Braintree. Site is more than 800m from a Local Centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: Site is within 800m of an existing employment area.

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Furthermore, site is not within SSSI impact risk zone for residential or mixed-use development.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a number of bus stops and within 800m of a railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Site is at the Main Town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and within 800m of a railway station. Braintree is served by a frequent service.

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Site accessible from Cressing Road; no highway access issues identified.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of a primary school (Beckers Green Primary School).

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of two secondary schools (Alec Hunter Academy and Notley High School).

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments Although three listed buildings are located within 1km of the site, the BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Site does not fall within an SPZ.

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site was not covered by the BDC Water Cycle Study, it is located adjacent to site BCBG 150. Development at BCBG 150 will be served by Braintree WRC which does not have headroom for growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is within an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

BRE 17H

Area (Ha):

0.59

No. of dwellings

10

Site Name

302 Cressing Road, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on Previously Developed Land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments Site is not located on grade 1, 2 or 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land is not identified as contaminated, however site currently has an industrial use.

Site ID:

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 100 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Martin R H & Partners, Blyths Meadow Surgery, Mount Chambers Surgery and William Julien Courtauld Hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria met; within 300m of land between Skitts Hill and Rifle Hill

Site ID: BRSO 152 Area (Ha): 0.75 No. of dwellings 100

Site Name Land adjacent Braintree Railway Station, Station Road, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is a main town allocation within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Lakes Road Ind Park, Millennium Way Trade Centre, Anglia Way and Driberg Way Ind Estate

Site ID: BRSO 152 Area (Ha): 0.75 No. of dwellings 100

Site Name Land adjacent Braintree Railway Station, Station Road, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments Fibre service available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments The site is not within a designated site, however it is adjacent to Flich Way LoWS. The site is also located on greenfiled land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments The site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

Highways access information

8e) Effect: Negative effect (-)

8f) Comments: No vehicular access to the site. Access can be gained by footpath only.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 400m from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Alec Hunter Academy, Notley High School and Tabor Science Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area within the vicinity of the site, however the effects on these have not been assessed by the BDC visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments: The site falls entirely within SPZ2.

Site ID:

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments 1.53% of the site is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The majority of the site (81.02%) is within an urban area.

Site ID:

BRSO 152

Area (Ha):

0.75

No. of dwellings

100

Site Name

Land adjacent Braintree Railway Station, Station Road, Braintree

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments The site is located on contaminated land, however it is unknown if remediation will be required.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 30 dwellings will make a significant contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Coggeshall Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

Positive effect (+)

3f) Comments

No loss of public open space as per BDC site assessment form.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 30 dwellings will make a significant contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Coggeshall Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment site.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

Broadband availability

5e) Effect:

No / negligible effect (0)

5f) Comments

No work currently planned but download speeds of 2 Mbps should be available by 2016.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment site.

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available by 2016.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.18%) is located in a designated site (Blackwater Plantation LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (0.18%) is located in a designated site (Blackwater Plantation LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops which are served by a frequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of The Honywood Community Science School.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops which are served by a frequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is more than 800m from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of The Honywood Community Science School.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site is not located within a SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments: This site scored amber in the wastewater network RAG assessment. Pumping station or sewer pipe size may restrict growth, or there could be a lack of infrastructure at this location.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments: A small area (17.50%) of the site is within flood zone 3.

Site ID: COGG 506 Area (Ha): 3.21 No. of dwellings 30

Site Name Dutch Nursery West Street

SA objective 14:
To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visit.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not located within a SPZ.

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments This site scored red in the wastewater network RAG assessment. There is limited capacity in the network, hence a solution is required to prevent further CSO discharge or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Negative effect (-)

13b) Comments A small area (22.71%) of the site is within flood zone 3.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (90.50%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is a mixture of greenfield land and previously developed land. Aerial photography suggests that more than 25% of the site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: The site is not located within a country park.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments: The majority of the site (90.50%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments: The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Uncertain effect (?)

15f) Comments: The site is a mixture of greenfield land and previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments: The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: The site is not located within a country park.

Site ID:

COGG 506

Area (Ha):

3.21

No. of dwellings

30

Site Name

Dutch Nursery West Street

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site is contaminated, however it is unknown whether remediation will be required.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site is located entirely on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site is contaminated, however it is unknown whether remediation will be required.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 70 dwellings will significantly contribute to the delivery of affordable homes.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment area.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps should be available by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not located on greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 400m of two bus stops which are served by a poor service.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a single carriage.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of Cressing Primary School.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments: The site is within 4.8km Alec Hunter Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a conservation area within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (98.07%) is located in an area of moderate sensitivity to change.

Site ID:

CRESS 201

Area (Ha):

2.29

No. of dwellings

70

Site Name

Land at Appletree Farm, polecat Road, Cressing

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: There will be no loss of existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 37 dwellings will contribute significantly to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Site is within 800m of an NHS GP surgery (Freshwell Health Centre).

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: BDC site assessment form does not mention retail provision, therefore no change assumed.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: Site is more than 8km from a Local Centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: Site is more than 800m from an existing employment area.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Entire site is on undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: Site is at a village with services (Great Bardfield).

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a number of bus stops and Great Bardfield is served by a frequent service.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No highways access issues identified. Access can be gained via a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: Site is within 800m of a primary school (Great Bardfield Primary School).

Distance to a secondary school

9c) Effect: Negative effect (-)

9d) Comments: Site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings within the vicinity of the site, and a Conservation area within 1km of the site. The BDC site assessment form does not measure the effects on these designated historic assets. As a result, the effects are unknown.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Uncertain effect (?)

12b) Comments Site falls within SPZ3.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Capacity of wastewater network to accommodate development at this site not assessed by WCS, hence effects uncertain.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Site is not located within 200m of the A12 or A120.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments: Approximately 50% of the site is within an area of high sensitivity to change, while the remainder is within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments: The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments: Greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments: Site is not located on a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: Site is not located on a country park.

Site ID:

GRBA 255A

Area (Ha):

2.69

No. of dwellings

37

Site Name

Land off Braintree Road, Great Bardfield

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: Entire site is on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: Land is not contaminated.

Site ID:

Group A (BLAN 110, 114, 116 & 633)

Area (Ha):

119.04

No. of dwellings

1,750

Site Name

Land east of Great Notley, Strategic Growth Location

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No loss of existing facilities per BDC site visit forms. Estimated housing capacity of 1903 houses, therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 1750 homes will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Within 800m of Little Waltham Surgery

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Only one of ANG criteria met: Great Notley Country park is within 2 km travel distance.

Site ID:

Group A (BLAN 110, 114, 116 & 633)

Area (Ha):

119.04

No. of dwellings

1,750

Site Name

Land east of Great Notley, Strategic Growth Location

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of existing open space per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Uncertain effect (?)

4b) Comments: There will be no change to retail provision in BLAN 110, 114 and 116. However, BLAN 633 currently contains a petrol station, car wash and convenience store. Therefore effect recorded as uncertain.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: Within 800m of Great Notley town centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: Not within a Mineral Safeguarding Area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: Small parts of north and west of site within 800 m of existing employment areas in south of Braintree and on western edge of Great Notley.

Site ID: Group A (BLAN 110, 114, 116 & 633) Area (Ha): 119.04 No. of dwellings 1,750

Site Name Land east of Great Notley, Strategic Growth Location

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre broadband available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site, nor within 100 m of a designated site. Not within SSSI impact risk zone for residential development of 100 units or more. Majority of site is greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: Estimated housing capacity of 1750 houses, therefore assumed to incorporate a bus stop with at least one bus per day, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Allocation directly adjacent to Main Town of Braintree, Bocking and Great Notley. It also adjoins the border with Chelmsford Borough but is not adjacent to any additional service centres in that borough.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400 m of an existing bus stop and Great Notley is served by frequent services; estimated housing capacity of 1750 houses, therefore assumed to incorporate a new bus stop with at least infrequent service.

Site ID: Group A (BLAN 110, 114, 116 & 633) Area (Ha): 119.04 No. of dwellings 1,750

Site Name Land east of Great Notley, Strategic Growth Location

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issues for majority of site; small parts have difficult vehicle access via narrow track.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Estimated housing capacity of 1750 houses, therefore assumed to incorporate a new primary school; site is also within 800 m of existing primary schools in Braintree and Great Notley.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Much of site is within 2.4 km travel distance of Notley High School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments Several listed buildings are present within the group of sites but impacts on these were not assessed by BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Sites are not within any groundwater SPZs.

Site ID: Group A (BLAN 110, 114, 116 & 633) Area (Ha): 119.04 No. of dwellings 1,750

Site Name Land east of Great Notley, Strategic Growth Location

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Although this site is not entirely covered by the BDC water cycle study, BLAN 114 (which covers a large proportion of the site) scored red in the wastewater network RAG assessment. It is therefore assumed that there is limited capacity in the network, hence a solution is required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments None of site is within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Only a small proportion of site (14.6%) is within 200 m of the A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments A significant proportion of the site (46%) is in a landscape area with moderate sensitivity to change.

Site ID:

Group A (BLAN 110, 114, 116 & 633)

Area (Ha):

119.04

No. of dwellings

1,750

Site Name

Land east of Great Notley, Strategic Growth Location

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments Allocation is not located within proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Majority of site is greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Allocation is not located on identified Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Development allocation is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments Approximately 29% of site is on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments A small proportion of the site is contaminated. However the site was not identified as contaminated on the BDC site assessment form and it is unknown whether remediation would be required.

Site ID:

Group J (BOCN 123 & 132)

Area (Ha):

66.86

No. of dwellings

991

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No loss of existing community facilities as per BDC site assessment form; Estimated housing capacity of 1,000 therefore assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 991 dwellings significantly contributes to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery and hospital is more than 800m away from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 1 criteria is met: less than 300m from River Blackwater SANG.

Site ID: Group J (BOCN 123 & 132) Area (Ha): 66.86 No. of dwellings 991

Site Name Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: Impacts not assessed by BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation and is more than 800m away from a town centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: Significant negative effect (--)

5b) Comments: The majority of the site (92.01%) is within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: There are no existing employment areas within 800m of the site.

Site ID: Group J (BOCN 123 & 132) Area (Ha): 66.86 No. of dwellings 991

Site Name Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site nor within 100m of a designated site. Not within SSSI impact zone for residential development of 100 units or more. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site has capacity for 991 dwellings; therefore assumed to incorporate a new bus stop. The site is also within 400m of several existing bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Bocking North has a frequent service; Estimated housing capacity of 991 units and therefore assumed to incorporate a bus stop with at least an infrequent service.

Site ID: Group J (BOCN 123 & 132) Area (Ha): 66.86 No. of dwellings 991

Site Name Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issue identified. Road is a straight single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments Estimated housing capacity of 991, therefore assumed to incorporate a new primary school. The site is also within 800m of a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Part of the site is within 2.4km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The site is in the vicinity of two conservation areas and several listed buildings, but the impacts have not been assessed by the BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Part of the site (13.02%) falls within SPZ2.

Site ID:

Group J (BOCN 123 & 132)

Area (Ha):

66.86

No. of dwellings

991

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Site scored red in the wastewater network RAG assessment. This means that there is limited capacity in the network, hence a solution is required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Only a small proportion of the site (0.04%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments None of the site is within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments A significant proportion of the site (29.91%) is in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID: Group J (BOCN 123 & 132) Area (Ha): 66.86 No. of dwellings 991
Site Name Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)
15f) Comments The site is located on greenfield land as per the BDC assessment.

Visually Important Spaces

15g) Effect: No / negligible effect (0)
15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)
15j) Comments The site is not located on a country park.

**SA objective 16:
To safeguard and enhance the quality of soil**

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)
16b) Comments A significant proportion of the site (40.82%) is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)
16d) Comments A small part of the site (15.34%) is contaminated, however it is unknown if remediation will be required.

Site ID: Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 1,000

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: A new community facility is proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of up to 1000 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

Group L (FEER 230, 232 & 233)

Area (Ha):

81.77

No. of dwellings

1,000

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Part of the site is within 800m of Gold Key Ind Estate.

Site ID: Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 1,000

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Significant positive effect (++)

7b) Comments: The site is within 400m of several bus stops. Allocation of up to 1000 dwellings, therefore also assumed to incorporate a bus stop with at least one bus per day, seven days per week.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Feering (Village With Services). Not adjacent to any settlements in neighbouring district.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Feering is served by a frequent service. The western edge of the site is also within 800m of Kelvedon railway station, providing a frequent service. Allocation of up to 1000 dwellings, therefore also assumed to incorporate a bus stop with at least an

Site ID: Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 1,000

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

infrequent service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No access issues identified. Access can be gained by main road between Feering and Tiptree.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments A small part of the site is within 400m Feering Church of England Primary School. Allocation of up to 1000 houses, therefore assumed to incorporate a new primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments A small part of the site is within 4.8km of The Honywood Community Science School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are a couple of listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site assessment forms.

Site ID: Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 1,000

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments An insignificant proportion of the site (less than 0.5%) falls within SPZ 1.

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments The site would be served by Coggeshall WRC, which has limited headroom for growth. There is limited capacity in the foul sewerage network and a solution would be required to prevent further Combined Sewer Overflow discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments A small proportion of the site (3.73%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion of the site is located within 200m of the A12.

Site ID:

Group L (FEER 230, 232 & 233)

Area (Ha):

81.77

No. of dwellings

1,000

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (66.57%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID: Group L (FEER 230, 232 & 233) Area (Ha): 81.77 No. of dwellings 1,000

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The majority of the site (69.06%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small part of the site (0.27%) is located on contaminated land, however it is unknown whether remediation will be required.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change in community facilities as per BDC site assessment forms.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 450 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: Site is further than 800m from an NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Site does not meet any of the ANG criteria.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of publically accessible open space as per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Negative effect (-)

4b) Comments: BDC site assessment form for HATF 316 states 'retail' as a current use, therefore its is assumed this would be lost to development.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: Site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: Site is further than 800m from an existing employment area. In addition, the BDC site assessment form for HATF 316 states current uses as including 'retail' and 'commercial', therefore development is expected to lead to loss of some existing employment.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available or planned in over 50% properties on and next to the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. More than 25% of the site is on undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to Witham, which is a main town.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Witham is served by a frequent service.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access gained by A12 slip road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is further than 800m from a primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments: There are no historic assets within proximity to the site.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site is not within an SPZ.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments The pumping station or sewer pipe size may restrict growth, or there may be a lack of sewerage infrastructure at this site.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments This site is not within Flood Zones 1 or 2.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A significant proportion (25.87%) of the site is located within 200m of the A12.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The site is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located in the proposed extension to Dedham Vale AONB.

Site ID:

Group M (HATF 315 & HATF 316)

Area (Ha):

18.71

No. of dwellings

450

Site Name

Land at Woodend Farm, including Mayfield Nursery, London Road, Witham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The majority of the site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located in an area of Grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments There is no contaminated land present on site.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 29 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of The Castle Surgery, Davis P & Partners and Hilton House Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Hunnable Ind Estate.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned but download speeds of 2 Mbps by 2016.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor it within 100m of a designated site. Not within a SSSI impact zone. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of four bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is within Great Yeldham, a village with services.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is within 400m of four bus stops which are served by a poor service.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained to the site from the village centre.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of St Andrew's Church of England (Voluntary Controlled) Primary School Great Yeldham.

Distance to a secondary school

9c) Effect:

Positive effect (+)

9d) Comments

The site is within 4.8km Hedingham School.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

The site is adjoining a conservation area. There are also several listed buildings within the vicinity of the site. Development may be mitigated by setting back the development from road and maintaining the hedge of the existing boundary.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site is located entirely within SPZ2.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID:

GRYE 274

Area (Ha):

2.06

No. of dwellings

29

Site Name

Land at Nuns Walk Field, Great Yeldham

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: The majority of the site (89.58%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: The site is not located on contaminated land.

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: An allocation of up to 14 dwellings will not make a contribution to the delivery of affordable housing in Halstead.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Elizabeth Courtauld Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss to public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m Factory Lane West/Kings Road Ind Area

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The majority of the site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 200m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops, which are served by a frequent service.

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via an estate road cul de sac.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of Richard de Clare Community Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There is a listed building within the vicinity of the site, however the effect on this has not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within a SPZ.

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Site scored amber in the wastewater network RAG assessment. This means that the pumping station or sewer pipe serving the site may restrict growth. It is also possible that the site is located in a non-sewered area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site does not fall within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site does not fall within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located entirely within an urban area.

Site ID:

HASA 286

Area (Ha):

0.92

No. of dwellings

14

Site Name

Greenways, Balls Chase, Halstead

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: Allocation of 50 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Elizabeth Courtauld Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Factory Lane West/Kings Road Ind Area.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI risk zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by a frequent service.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via an existing entrance.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Richard de Clare Community Primary School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

Part of the site is located within a conservation area. There are also several listed buildings within the vicinity of the site. Development may lead to a more crowded appearance as per BDC site assessment form, however mitigation may be possible through

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments The site is located in SPZ1.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments Capacity of wastewater network to accommodate development at this site not assessed by the WCS, hence effects uncertain.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located in a flood risk zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not on a country park.

Site ID:

HASA 287

Area (Ha):

1.64

No. of dwellings

50

Site Name

Land East of the High Street, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small proportion of the site is contaminated, however it is unknown whether remediation will be required.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: This site is both within 500m of an AD plant and is next to Halstead Highway Depot, a physico-chemical treatment facility.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 70 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The nearest NHS GP surgery or hospital is more than 800m from the site.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is a main town allocation and part of the site is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Bluebridge Industrial Estate.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops which are served by a frequent service.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

Highways access information

8e) Effect: Negative effect (-)

8f) Comments Adequate access may be difficult and would cause a great deal of change to the road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of St Andrew's Church of England Primary School, Halstead.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There is a conservation area within the vicinity of the site, however the effects on this has not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within an SPZ.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Development would be served by Halstead WRC, which has headroom for growth, but development may be restricted by pumping station or sewer pipe size or lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments The majority of the site (96.86%) is located in an area of low sensitivity to landscape change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

HASA 295

Area (Ha):

2.11

No. of dwellings

70

Site Name

Land off corner of Fenn Road and Brook Street, Halstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The majority of the site (73.50%) is located on Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing communities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of an AD plant or within 250m of a waste facility.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 45 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Towson N B D & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is not within 800m of an existing employment site.

Site ID:

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Hatfield Peverel, a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are served by a frequent service.

Site ID:	HATF 313	Area (Ha):	1.99	No. of dwellings	40
Site Name	Sorrells Field				

Highways access information

8e) Effect:	Uncertain effect (?)
8f) Comments	Access can be gained from A12 slip road, however traffic is fast moving and visibility splays are poor.

**SA objective 9:
To improve the education and skills of the population**

Distance to a primary school

9a) Effect:	Negative effect (-)
9b) Comments	The site is more than 800m from the nearest primary school.

Distance to a secondary school

9c) Effect:	Positive effect (+)
9d) Comments	The site is within 4.8km of Maltings Academy.

**SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings**

Impacts on historic environment and heritage assets

10a) Effect:	Uncertain effect (?)
10b) Comments	There are several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

**SA objective 12:
To improve water quality and address water scarcity and sewerage capacity**

Groundwater Source Protection Zone (SPZ)

12a) Effect:	No / negligible effect (0)
12b) Comments	The site does not fall within an SPZ.

Site ID:

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments This site scored amber in the wastewater network RAG assessment. This means that the pumping station that serves the site or the sewer pipe size may restrict growth. The development may also be located in an area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments The whole of the site lies within 200m of the A12.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (99.61%) is located within an area of moderate sensitivity to change.

Site ID:

HATF 313

Area (Ha):

1.99

No. of dwellings

40

Site Name

Sorrells Field

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located in a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists of Grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

HATF 608

Area (Ha):

3.83

No. of dwellings

170

Site Name

Arla Dairy, Station Road, Hatfield Peverel

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment does not identify any existing community facilities that would be lost to development or any intention to provide new facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC estimate a dwelling capacity of up to 145, which would significantly contribute to housing, including affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of the GP surgery Towson N B D & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID:

HATF 608

Area (Ha):

3.83

No. of dwellings

170

Site Name

Arla Dairy, Station Road, Hatfield Peverel

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment does not identify any areas of public open space on the site or intention to provide any new open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments The BDC site assessment does not identify any retail provision on the site or intention to provide new retail.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments The site is within 8 km of Hatfield Peverel local centre (not a Main Town).

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is further than 800m from an existing employment area.

Site ID:

HATF 608

Area (Ha):

3.83

No. of dwellings

170

Site Name

Arla Dairy, Station Road, Hatfield Peverel

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available at the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site does not coincide with any biodiversity or geodiversity designations and does not consist of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is both within 400m of several bus stops and within 800m of Hatfield Peverel rail station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is within a village with services: Hatfield Peverel.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a number of bus stops served by frequent services and within 800m of Hatfield Peverel rail station.

Site ID:

HATF 608

Area (Ha):

3.83

No. of dwellings

170

Site Name

Arla Dairy, Station Road, Hatfield Peverel

Highways access information

8e) Effect: Positive effect (+)

8f) Comments The BDC site assessment states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments The site is not within 800m of a primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments The site is within 4.8km of Maltings Academy

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: No / negligible effect (0)

10b) Comments BDC site assessment does not identify any heritage assets in the vicinity of the site.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not lie within any SPZs.

Site ID:

HATF 608

Area (Ha):

3.83

No. of dwellings

170

Site Name

Arla Dairy, Station Road, Hatfield Peveler

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments This site scored amber in the wastewater network RAG assessment. This means that the pumping station that serves the site or the sewer pipe size may restrict growth. The development may also be located in an area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site lies entirely in Flood Zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Approximately 35% of the site lies within 200m of the A12.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments Approximately 94% of the site lies within a landscape area with low sensitivity to change.

Site ID: HATF 608 Area (Ha): 3.83 No. of dwellings 170

Site Name Arla Dairy, Station Road, Hatfield Peverel

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site consists of previously developed land, as it is a disused dairy.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site does not lie within any Visually Important Spaces.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site does not lie within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments Whilst mapped data suggests this site consists of grade 1 or 2 agricultural land, the site is previously developed and as such the land is not available for agricultural use.

Remediation of contaminated land

16c) Effect: Negative effect (-)

16d) Comments The BDC site assessment suggests there are possible contamination issues at this site.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of AD or 250m waste plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 51 dwellings would make a significant contribution to affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: This site is within 800m of Towson N B D & Partners GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not meet any of the ANG criteria.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: The site does not include any publically accessible open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: BDC site assessment does not indicate any loss or gain of retail provision.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre in Hatifeld Peverel.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is further than 800m from an existing employment area.

Site ID: HATF 630 Area (Ha): 2.79 No. of dwellings 51

Site Name Bury Farm, Bury Lane, Hatfield Peverel

Broadband availability

5e) Effect: Positive effect (+)

5f) Comments Fibre or wireless broadband is available or planned by 2019 in just under half of the surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments A significant proportion of this site consists of undesignated greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments The site is within 400m of a bus stop and within 800m of a train station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments This is an allocation to a key service village.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments Site is within 800m of a train station and 400m of a bus stop served by frequent services.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

Highways access information

8e) Effect: Positive effect (+)

8f) Comments BDC site assessment form states vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments Site is further than 800m from a primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments Site is within 4.8km of a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments BDC site assessment states that there are no heritage assets or archaeological sites within or in proximity to this site. However there are a number of listed buildings within 200m of the site on The Street, which have not been considered through BDC site visits, therefore it is uncertain whether development would affect the settings of these.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Site is not within an SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments This site scored amber in the wastewater network RAG assessment. This means that the pumping station that serves the site or the sewer pipe size may restrict growth. The development may also be located in an area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Site lies within 200m of A12.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Site is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments Site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments This site consist primarily of greenfield land, although there are some existing buildings on site.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located within a country park.

Site ID:

HATF 630

Area (Ha):

2.79

No. of dwellings

51

Site Name

Bury Farm, Bury Lane, Hatfield Peverel

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments Site consists of Grades 1 and/or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Site does not include any contaminated land.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change in community facilities according to BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is further than 500m from AD plant and further than 250m from a waste facility.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: Provision of approximately 10 dwellings will make a no contribution to delivery of affordable housing in Halstead.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Site is within 800m of the Elizabeth Courtauld Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Site does not meet any of the ANG criteria.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of publically accessible open space according to BDC site sssesmnt form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change in retail provision according to BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: Site is within Halstead, which is a main town, and within 800m of a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: Site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: This site is part of Factory Lane West / Kings Road Industrial Area. The allocation will provide housing in proximity to an existing employment area to accommodate new members of the local workforce and will increase local demand for goods and services with further positive effects on the local economy.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available or planned by 2019 on this site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within or within 100m of a designated site and does not consist of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The northwestern part of the site is within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: This is an allocation to Halstead, which is a main town.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Part of this site is within 400m of a bus stop and Halstead is served by frequent bus services.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

Highways access information

8e) Effect: Positive effect (+)

8f) Comments The BDC site assessment form states the vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments The site is within 400m of Richard de Clare Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of The Ramsey College.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments The BDC site assessment form states that the site does not contain, nor is it in proximity to a heritage asset. However, archaeological site 9364 lies in the south eastern corner of the site. The BDC site assessment form does not discuss potential impacts on this archaeological site, therefore effects remain uncertain.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments This site is located within SPZ 1.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Anglian Water has confirmed that the pumping station that serves the site or the sewer pipe size may restrict growth. The development may also be located in an area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Significant negative effect (--)

13b) Comments A significant proportion of the site (73.28%) is located in flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Site is not within 200m of A12 or A120.

Site ID:

HATR 299

Area (Ha):

0.81

No. of dwellings

10

Site Name

Harrison Works, Kings Road, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is within an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments Site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments Site consists of previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located within a Country Park.

Site ID: HATR 299 Area (Ha): 0.81 No. of dwellings 10

Site Name Harrison Works, Kings Road, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments: This site is in an urban area and therefore does not consist of agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments: A small part of this site consists of contaminated land, but it is not known whether remediation will be required.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment states existing facilities will not be lost but new facilities will not be provided.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is further than 500m from AD and 250m from waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Uncertain effect (?)

2b) Comments: Allocation is for 16 residential units of specialist housing with the minimum amount of market housing required to make this viable. As this is specialist housing it is unclear if any affordable housing will be delivered.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: This site is further than 800m from the nearest GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not fulfill any of the ANG criteria.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment form states that development at this site will not lead to loss of open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments There will be no change to retail provision.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments This is within 800m of the town centre in Halstead, which is a main town.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments Site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments The site is within 800m of Broton Drive and Factory Lane West/Kings Road Ind Area. Whilst residents of the specialist housing are unlikely to be seeking employment, employment will be accessible to residents of any market housing provided on site. Specialist housing will also provide local jobs.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available or planned by 2019 in over 50% surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a residential impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: This site is an allocation to Halstead, which is a main town.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops and Halstead is served by frequent bus services.

Site ID:	HATR 309	Area (Ha):	1.75	No. of dwellings	
Site Name	Blamsters area 3, Halstead				

Highways access information

8e) Effect:	Positive effect (+)
8f) Comments	BDC site assessmet states that vehicular access can be gained to the site from a fast, arterial road.

**SA objective 9:
To improve the education and skills of the population**

Distance to a primary school

9a) Effect:	Uncertain positive effect (+?)
9b) Comments	The site is within 800m of Holy Trinity Church of England Primary School Halstead. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, this school may serve any market housing provided on the site.

Distance to a secondary school

9c) Effect:	Significant positive effect with uncertainty (++?)
9d) Comments	The site is within 2.4km of The Ramsey College. As this site is allocated for specialist housing for people with physical impairments and learning disabilities, residents may not attend the closest schools. Nevertheless, this school may serve any market housing provided on the site.

**SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings**

Impacts on historic environment and heritage assets

10a) Effect:	Negative effect (-)
10b) Comments	The BDC site assessment form states that this site contains a heritage asset and is not in the vicinity of a heritage asset. According to national datasets there are no heritage assets on the site but there is a Grade II listed building (Blamsters) to the north of the site. The BDC site assessment form states that the site provides the setting of this heritage asset, which could be harmed by development. However, careful layout and design could mitigate these impacts.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not within an SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Anglian Water have confirmed that the foul sewerage network pipe size or lack of infrastructure may restrict growth at this site.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments This site is not located within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments This site is not within 200m of the A12 or A120.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments This site is located primarily within an areas of moderte sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments This site is not located within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site consists entirely of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID:

HATR 309

Area (Ha):

1.75

No. of dwellings

Site Name

Blamsters area 3, Halstead

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments: More than 25% of this site consists of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: There is no contaminated land on this site.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of AD or 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: Site is allocated for a 25 bedroom care home/sheltered housing, which is not expected to contribute to affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: Site is within 800m of Kelvedon Surgery and Kelvedon and Feering health centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: Site does not meet any of the ANG criteria.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of publically accessible open space as per BDC site assessment form (although development will result in the loss of the care home garden as per BDC site assessment form).

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change in retail provision as per the BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments Site is within 8 km of Kelvedon centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments Site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments As the site is allocated as a care home/sheltered housing it is unlikely residents will be seeking employment.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: All surrounding properties have fibre or wireless broadband available or planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: This site is not within proximity of any designated sites. The site currently comprises a garden. The BDC site assessment form classifies this as greenfield land, but gardens are classified as brownfield land by the NPPF.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: This is an allocation to Kelvedon, which is a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of a bus stop and Kelvedon is served by frequent bus services.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

Highways access information

8e) Effect:

Negative effect (-)

8f) Comments

Vehicular access can be gained to the site but this requires driving through the existing care home car park.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

As this site is allocated as a care home/sheltered housing, this is not expected to be relevant to residents.

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

As this site is allocated as a care home/sheltered housing, this is not expected to be relevant to residents.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

This site is adjacent to a conservation area and archaeological sites 8141, 8144, 8249, 8252. The BDC site assessment form states that the site does not make a significant contribution to these heritage assets and development will not have any significant impacts.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments This site is not within an SPZ.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments The capacity of the wastewater network to accommodate development at this site was not assessed in the Water Cycle Study (2017).

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments This site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments This site is not within 200m of the A12 or A120.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments This site is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to the Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The BDC site assessment form states that this site consists of greenfield land. However, the site is a garden which is classified by the NPPF as previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments This site is not within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments This site is not located within a country park.

Site ID:

KELV 332

Area (Ha):

0.16

No. of dwellings

Site Name

St Dominics Residential Care Home, London Road, Kelvedon

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments The site consists of Grade 3 agricultural land. However, given that the site is a garden, it is unlikely to be used for agricultural purposes.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments There are not any areas of contaminated land within this site.

Site ID:

KELV 335

Area (Ha):

10.12

No. of dwellings

250

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: New community facilities are proposed as part of the development as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The allocation of 243 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is located within 800m of two NHS GP surgeries.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

KELV 335

Area (Ha):

10.12

No. of dwellings

250

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Positive effect (+)

4b) Comments: Increase to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located on a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Gold Key Industrial Area.

Site ID:

KELV 335

Area (Ha):

10.12

No. of dwellings

250

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not located within a designated site, nor is it within 100m of a designated site. The site is not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 800m of a railway station and there are several bus stops within 400m.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Kelvedon which is classified as a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is located within 800m of a railway station and all rail services are deemed to be frequent.

Site ID: KELV 335 Area (Ha): 10.12 No. of dwellings 250

Site Name Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments: Unsure where access could be gained as per BDC site assessment form.

**SA objective 9:
To improve the education and skills of the population**

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of Kelvedon St Mary's Church of England Primary School.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments: Part of the site is within 4.8km of The Honywood Community Science School.

**SA objective 10:
To conserve and enhance the historic environment, heritage assets and their settings**

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a conservation area within the vicinity of the site, but the impacts on this have not been assessed by the BDC site assessment form.

**SA objective 12:
To improve water quality and address water scarcity and sewerage capacity**

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: This site does not fall within an SPZ.

Site ID:

KELV 335

Area (Ha):

10.12

No. of dwellings

250

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Development at this site would likely be served by Coggeshall WRC. The pumping station or sewer pipe size may restrict growth or there may be a lack of infrastructure at this site.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (99.75%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

KELV 335

Area (Ha):

10.12

No. of dwellings

250

Site Name

Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (79.92%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: No BDC site assessment form; uncertainty over whether new open space will be provided. No loss of existing open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Uncertain effect (?)

4b) Comments: No BDC site assessment form; insufficient information to assess.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 800m of a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of an existing employment area.

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is on undesignated greenfield land and within 100m of ancient woodland and a Local Wildlife Site.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Site is at the main towns of Braintree & Bocking.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a number of bus stops which are served by a frequent service.

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No highways access issues identified. Access can be gained via a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of John Bunyan Junior School which includes an infant school and nursery. Additionally, the site is within 400m of another school, which specialises in autism.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Tabor Science Academy and Notley High School. The site is also within 400m of another school, which specialises in autism.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, and two Conservation Areas within 1km of the site. However, a BDC site visit was not carried out. As a result, the effects on these are unknown.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

Part of site falls within SPZ2c.

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

Capacities in sewage network

12c) Effect: Significant negative effect (--)

12d) Comments Although this site was not covered by the BDC Water Cycle Study, it is located adjacent to site BOCN 137, which scored red in the wastewater network RAG assessment. It is therefore assumed that there is limited capacity in the network, and that a solution is required to prevent further CSO discharges or sewer flooding.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site is located within an area of moderate sensitivity to change.

Site ID:

LPP 21

Area (Ha):

43.80

No. of dwellings

600

Site Name

Strategic Growth Location – North West Braintree

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site ($\geq 25\%$) is on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land is not contaminated.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No BDC site assessment form; uncertainty surrounding impacts.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: No contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of three GP Surgeries (Fern House Surgery, Krishnamurthy K & Partner/Ahmed B and Collingwood Surgery)

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: No BDC site assessment form; uncertainty over whether new open space will be provided.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No BDC site assessment form; insufficient information to assess.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within a local centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of an existing employment site.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: Site is over 100m from a Local Wildlife Site.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a number of bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Site is at the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a number of bus stops which are served by a frequent service.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

Highways access information

8e) Effect: Positive effect (+)

8f) Comments No highways access issues identified. Access can be gained via a single carriageway.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments The site is within 800m of Howbridge Church of England Junior School which includes an infant school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments The site is within 2.4km of Maltings Academy and New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Positive effect (+)

10b) Comments The site is within a Conservation Area, and there are several listed buildings within the vicinity of the site. However, a BDC site was not carried out. As a result, the effects of these are unknown.

Development of this site will improve existing but degraded buildings.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site is not located within a SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Although this site was not covered by the BDC Water Cycle Study, it is located within close proximity to site WITC 421, which scored amber in the wastewater network RAG assessment. It is therefore assumed that the pumping station or sewer pipe size may restrict growth, or that the site is located within a non-sewered area, where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located within an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID:

LPP 28

Area (Ha):

0.08

No. of dwellings

Site Name

Comprehensive Redevelopment Area - Kings Chase

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on grade 1, 2 or 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land is not contaminated.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change in community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of AD or 250m of waste plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: This policy provides for 285 dwellings.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of a GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not meet any of the ANG criteria.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: Development at this site would not lead to loss of publically accessible open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: There will be no change in retail provision onsite.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: This site is within 8km of Hatfield Peverel centre.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: This site is not located within an MSA

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: This site was previously an employment site (Arla Dairy) but is now disused. The nearest operational employment site is further than 800m from the site.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available, or planned, at the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: It is estimated that over 25% of this site consists of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a bus stop and within 800m of Hatfield Peverel railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: This is an allocation to Hatfield Peverel, which is a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The bus stop within 400m of the site is served by frequent services, there is a railway station within 800m.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No highway access issues identified.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Negative effect (-)

9b) Comments: The site is further than 800m from the nearest primary school.

Distance to a secondary school

9c) Effect: Positive effect (+)

9d) Comments: The site is within 4.8km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments: The BDC site assessment forms state that the site is not within the vicinity of a heritage asset, although there is an archaeological site adjacent to HATF 313 (ref. 6110).

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: This site does not fall within any SPZs.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments This site partially coincides with HATF 313, for which the WCS suggests that growth may be restricted by pumping station or sewer pipe size or it may be an area that lacks sewerage infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments This site lies entirely in Flood Zone 1.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments A large proportion of this site is within 200m of the A12.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments More than 25% of this site is in an area of moderate sensitivity to change. The remainder is in an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Site ID:

LPP 31

Area (Ha):

10.62

No. of dwellings

285

Site Name

Comprehensive Redevelopment Area - Land between A12 and GEML, Hatfield Peverel

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments More than 25% of the site is estimated to be greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists entirely of grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land at this site is not contaminated.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of AD or 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Positive effect (+)

2b) Comments: Allocation of 10 dwellings will make a minor contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: Site is further than 800m from a GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: No / negligible effect (0)

3d) Comments: Site does not meet any of the ANG criteria.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as pre BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: Site is more than 8km from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: Site is not located in an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: Site is further than 800m from an existing employment area.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Site is within 400m of four bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: Site is adjacent to Ridgewell, a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: Site is within 400m of four bus stops which are served by a less frequent service.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access can be gained subject to highways view.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

Part of the site is within 400m of Ridgewell Church of England Primary School.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from the nearest secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The grade II listed Bowles Farmhouse is to the north west of the site, however the BDC site assessment form states the site has no contribution to the significance of the heritage asset. There is also a conservation area within the vicinity of the site, however the effects on this have not been assessed by the BDC site visits.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments Site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Site is located on greenfield land as per BDC site assessment.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located within a country park.

Site ID:

RIDG 359

Area (Ha):

0.79

No. of dwellings

10

Site Name

Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: The site is located entirely on Grade 1 or Grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: Site is not located on contaminated land.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change in community facilities according to BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not within 500m of an AD plant or within 250m waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: BDC have confirmed that 75 dwellings will be delivered on this site.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: This site is not within 800m of a GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: This site does not fulfill any of the ANG criteria.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments The BDC site assessment form and mapping suggest no change in publicly accessible open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change in retail provision according to BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments This is an allocation to Sible Headingham, which is not a main town. The site is within 8km of the local centre at Sible Headingham.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site does not lie within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments Site is within 800m of an existing employment area.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayers Hill

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: The surrounding properties have fibre or wireless broadband planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site consists primarily (>75%) of previously developed land and is not within proximity to any designated biodiversity assets.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Negative effect (-)

7b) Comments: Site is not within 400m of a bus stop or within 800m of a train station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: This is an allocation to Sible Headingham, which is a village with services.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: Site is further than 400m from a bus stop and further than 800m from a train station.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

Highways access information

8e) Effect: Positive effect (+)

8f) Comments BDC site assessment form states that vehicular access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments Site is within 800m of St Peter's Church of England Primary School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments Site is within 2.4km of Hedingham school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments BDC site assessment form states that the site does not contain and is not within proximity of a heritage asset. However, there are listed buildings and a conservation area within 100m of the site. The effects of development on these features have not been assessed by BDC site visits. Roman remains have been found nearby but not on the site itself.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Negative effect (-)

12b) Comments Site lies entirely within SPZ1.

Capacities in sewage network

12c) Effect: Uncertain effect (?)

12d) Comments This site was not assessed by the WCS, therefore effects remain uncertain.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Site is not within 200m of A12 or A120.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The majority of this site is located in an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments Site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Site consists entirely of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Site is not located within a country park.

Site ID:

SIBH 617 & SIBH 377

Area (Ha):

2.26

No. of dwellings

75

Site Name

Former Tanners Dairy Prayors Hill

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments Site consists entirely of Grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Contamination is not present on site.

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste facility.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 80 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Martin R H & Partners.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is within 8km of a primary shopping area or local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment site.

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not in a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is an allocation to Silver End, a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops, which are served by a frequent service.

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained via a residential street.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Silver End Primary School.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from a secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Positive effect (+)

10b) Comments

The site is located within a conservation area. Development would improve the appearance within the conservation area as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within an SPZ.

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Site ID:

SILV 388

Area (Ha):

3.55

No. of dwellings

80

Site Name

Crittall Works, Silver End

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is classed entirely as Grade 1 or Grade 2 agricultural land. However as the site consists of previously developed land, it is uncertain whether it could ever be reverted back to agricultural use.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No changes to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 25 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Steeple Bumpstead Surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria met.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of public space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments The site is more than 8km from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments The site is not located in an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments The site is more than 8km from an existing employment area.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact zone. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Steeple Bumpstead, a village with services.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: The site is within 400m of several bus stops which are served by a poor service.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access is possible subject to highways views.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Stanley Drapkin Primary School.

Distance to a secondary school

9c) Effect:

Negative effect (-)

9d) Comments

The site is more than 4.8km from the nearest secondary school.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Negative effect (-)

10b) Comments

Part of the site is located within a conservation area. Harm to significance of heritage asset will be limited subject to design and screening as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Uncertain effect (?)

12b) Comments

The site falls entirely within SPZ3.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

Capacities in sewage network

12c) Effect: No / negligible effect (0)

12d) Comments Development is likely to be possible without upgrades to the wastewater network.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site does not lie within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Site ID:

STEB 395

Area (Ha):

1.22

No. of dwellings

20

Site Name

Land South of Freezes Barns, North Street, Steeple Bumpstead

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site consists entirely of Grade 1 or Grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: The effect on public open space has not been assessed by the BDC site visits.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is a main town allocation within a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not in a minerals safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Eastways/Crittall Road/Waterside Park Ind Areas and Freebournes/Perry Road Ind Estate.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service either available or planned.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for the proposed types of development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is an allocation to the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained to the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: A small proportion of the site is within 800m of the Chipping Hill primary school.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of New Rickstones Academy and Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Positive effect (+)

10b) Comments: The site is within a conservation area and is surrounded by several listed buildings. Currently the site is a detractor from the heritage assets in the vicinity. Good design and layout practices including the correct level of permeability and unique designs that complement and relate to the existing built form may enhance the historic asset.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Whilst Witham WRC has headroom for growth, pumping station or sewer pipe size may restrict growth.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not within Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID:

WCH 14CD

Area (Ha):

0.64

No. of dwellings

10

Site Name

Land at Newlands Centre Newland Street

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Positive effect (+)

2b) Comments: The allocation of nine dwellings will make a minor contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Freshwell Health Centre.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is more than 8km from a local centre boundary.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment area.

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre broadband planned.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is located on greenfield land as per BDC site assessment from.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of six bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Positive effect (+)

8b) Comments: The site is adjacent to Wethersfield, a village with services.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of six bus stops, which are served by a frequent service.

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

Highways access information

8e) Effect:

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

9b) Comments

Distance to a secondary school

9c) Effect:

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

10b) Comments

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

Capacities in sewage network

12c) Effect: No / negligible effect (0)

12d) Comments Anglian Water have advised that this site would be served by Wetherfield WRC, which has headroom for growth. The sewerage system has available capacity for predicted flows.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments The site is located entirely within an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

WETH 414

Area (Ha):

0.24

No. of dwellings

12

Site Name

Land at Silver Street

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site is located on Grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change in community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is within close proximity to a Recycling Centre. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: This policy allocates 40 homes to this site.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: This site is within 800m of three GP surgeries, the nearest being on Bridge Street.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: The site does not meet any of the ANG criteria.

Site ID: WITC 421 Area (Ha): 3.06 No. of dwellings 40

Site Name Gimsons

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: The site does not include any existing publically accessible open space.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

NOT ASSESSED

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

Negative effect (-)

1d) Comments:

Site is within close proximity to a Recycling Centre. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

NOT ASSESSED

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

NOT ASSESSED

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

NOT ASSESSED

3d) Comments

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: NOT ASSESSED

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change in retail facilities.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments This site is within Witham, a main town, and within 80m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments This site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments This site is within 800m of Freebournes/Perry Road Industrial Estate.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

Broadband availability

5e) Effect:

Significant positive effect (++)

5f) Comments

Fibre broadband is available at the site.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

NOT ASSESSED

4b) Comments

Distances to local shops and services

4c) Effect:

NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

NOT ASSESSED

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

NOT ASSESSED

5d) Comments

Broadband availability

5e) Effect:

NOT ASSESSED

5f) Comments

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (1.15%) is located within a designated site (Riverview Meadows LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: This site is within 400m of a number of bus stops but further than 800m from a railway station.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Significant negative effect with uncertainty (--?)

6b) Comments: A small proportion of the site (1.15%) is located within a designated site (Riverview Meadows LoWS).

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: NOT ASSESSED

7b) Comments:

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: This site is located in Witham, which is a main town.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: This site is within 400m of several bus stops that are served by frequent services.

Highways access information

8e) Effect: Uncertain effect (?)

8f) Comments: The BDC site assessment form states that it is uncertain whether vehicular access can be gained to the site and that this may require additional land.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Positive effect (+)

9b) Comments: The site is within 800m of the Howbridge Infant School and the Howbridge Junior School and the Holy Family Catholic Primary School Witham.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of Maltings Academy and partially within 2.4km of New Rickstones Academy.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: NOT ASSESSED

8b) Comments

Distance to and regularity of public transport

8c) Effect: NOT ASSESSED

8d) Comments

Highways access information

8e) Effect: NOT ASSESSED

8f) Comments

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development may potentially detract from the setting of the conservation area. A low density, sympathetic design which reflects local building types along with retaining and improving screening may help mitigate impacts.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments This site is not within an SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments The WRC indicates that this site is served by Witham WRC, which has capacity to accommodate development, but there is limited capacity in the foul sewerage network.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments 0.73% of the site is within flood zone 3.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

No / negligible effect (0)

14b) Comments

This site is not within 200m of the A12 or A120.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Negative effect (-)

10b) Comments The site is adjoining a conservation area and there are several listed buildings within the vicinity of the site. Development may potentiall detract from the setting of the conservation area. A low density, sympathetic design which reflects local building

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: NOT ASSESSED

12b) Comments

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments 0.73% of the site is within flood zone 3.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: NOT ASSESSED

14b) Comments

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments This site is assessed as having high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments This site consists of greenfield land.

Visually Important Spaces

15g) Effect: Negative effect (-)

15h) Comments The site coincides with a Visually Important Space.

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: The site is not located on a country park.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: NOT ASSESSED

15b) Comments:

Proposed extension to Dedham Vale AONB

15c) Effect: NOT ASSESSED

15d) Comments:

Greenfield site or Previously Developed Land (PDL)

15e) Effect: NOT ASSESSED

15f) Comments:

Visually Important Spaces

15g) Effect: NOT ASSESSED

15h) Comments:

Country parks

15i) Effect: NOT ASSESSED

15j) Comments:

Site ID:

WITC 421

Area (Ha):

3.06

No. of dwellings

40

Site Name

Gimsons

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments This site is not classed as agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments 0.75% of the site is contaminated but it is not known whether remediation will be required.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: NOT ASSESSED

16b) Comments

Remediation of contaminated land

16c) Effect: NOT ASSESSED

16d) Comments

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC iste assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is further than 500m from an AD plant and 250m from a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: The site will provide more than 40 dwellings, which will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 80m of Collingwood Surgery and Krishnamurthy K & Partner.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria met.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Negative effect (-)

4b) Comments: Loss of retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Positive effect (+)

4d) Comments: The site is an allocation to the main town of Witham, and is within 800m of a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is within 800m of Freebournes/Perry Road Industrial Estate but development will lead to loss of employment (B1, B2 and B8) in the southwestern part of the site.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not located within a designated site, nor is it located within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is not on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 800m of a railway station and 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of a railway station and all railway stations are deemed to be served by a frequent service.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Access needs to be negotiated with landowner.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Significant positive effect (++)

9b) Comments

The site is within 400m of Chipping Hill School.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of New Rickstones Academy and Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is part within a conservation area and there are several listed building within the vicinity of the site. The site has a limited contribution to the heritage asset as per BDC site assessment form. Development will change the appearance/setting of the conservation area but enhancement can be achieved by ensuring sympathetic design, layout and materials in any new development. The site is also in an archaeological zone, but potential impacts on archaeology remain unknown, leading to uncertain effects.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within an SPZ.

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Development would be served by Witham WRC, which has capacity for growth, however growth may be limited by pumping station or sewer pipe size.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located in an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

Site ID:

WITN 425 & WITN 613

Area (Ha):

0.45

No. of dwellings

40

Site Name

No 4 and 6 Chipping Hill Ramsdon Mills and Chipping Hill Industrial Estate

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

16b) Comments

Remediation of contaminated land

16c) Effect:

16d) Comments

Site ID:

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Negative effect (-)

1b) Comments: Area has been identified as communiyt woodland although not implemented.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: An allocation of 10 dwellings in Witham will have no contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID: WITN 427 Area (Ha): 0.32 No. of dwellings 10

Site Name Land North of Conrad Road (redundant allotments), Witham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation that is more than 800m from a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 500m from an existing employment site.

Site ID:

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within SSSI impact zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops, which are served by a frequent service.

Site ID:

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a residential road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of Elm Hall Primary School and Templars Infant and Nursery School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There are several listed buildings and a registered park and garden (Faulkbourne Hall) within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within an SPZ.

Site ID:

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

Capacities in sewage network

12c) Effect: No / negligible effect (0)

12d) Comments Development is likely to be possible without upgrades to the wastewater network.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site does not fall within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (89.47%) is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

WITN 427

Area (Ha):

0.32

No. of dwellings

10

Site Name

Land North of Conrad Road (redundant allotments), Witham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on either Grade 1 or Grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not on contaminated land.

Site ID:

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: BDC site assessment form suggests community facilities will be retained.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: The site is not within 500m of an AD plant or within 250m of a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: No / negligible effect (0)

2b) Comments: An allocation of 13 dwellings in Witham will make no contribution to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Negative effect (-)

3b) Comments: The site is more than 800m from the nearest NHS GP surgery or hospital.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID: WITN 429 Area (Ha): 0.55 No. of dwellings 13

Site Name Rickstones Neighbourhood Centre, Laburnum Way, Witham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation that is more than 800m from a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Positive effect (+)

5d) Comments: The site is within 800m of Eastways / Crittal Road / Waterside Park Industrial Areas.

Site ID: WITN 429 Area (Ha): 0.55 No. of dwellings 13

Site Name Rickstones Neighbourhood Centre, Laburnum Way, Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. Not within a SSSI impact zone for residential development. The site is not located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is a main town allocation.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of several bus stops, which are served by a frequent service.

Site ID:

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: Access can be gained via a residential road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: Significant positive effect (++)

9b) Comments: The site is within 400m of Templars Infant and Nursery School and Templars Junior School.

Distance to a secondary school

9c) Effect: Significant positive effect (++)

9d) Comments: The site is within 2.4km of New Rickstones Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is a conservation area and several listed buildings within the vicinity of the site, however the effects on these have not been assessed by the BDC site visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments: The site does not fall within a SPZ.

Site ID:

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments This site scored amber in the wastewater network RAG assessment. This means that the pumping station that serves the site or the sewer pipe size may restrict growth. The development may also be located in an area where there is a lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site does not fall within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site is located within an urban area.

Site ID:

WITN 429

Area (Ha):

0.55

No. of dwellings

13

Site Name

Rickstones Neighbourhood Centre, Laburnum Way, Witham

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments The site is located on previously developed land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located within a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site is not located on agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is further than 500m from an AD plant and 250m from a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: Significant positive effect (++)

2b) Comments: An allocation of 40 dwellings will significantly contribute to the delivery of affordable housing.

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: Positive effect (+)

3b) Comments: The site is within 800m of Parry-Jones N & Melamed GP surgery.

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: Negative effect (-)

3d) Comments: 0 criteria are met.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: Negative effect (-)

4d) Comments: The site is a main town allocation but is more than 800m from a primary shopping area.

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: Negative effect (-)

5d) Comments: The site is more than 800m from an existing employment area.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site nor is it within 100m of a designated site. Not within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of five bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 800m of five bus stops, which are served by a frequent service.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

Access can be gained from Blunts Hall Road.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

Positive effect (+)

9b) Comments

The site is within 800m of Powers Hall Infant School and Nursery.

Distance to a secondary school

9c) Effect:

Significant positive effect (++)

9d) Comments

The site is within 2.4km of Maltings Academy.

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

No / negligible effect (0)

10b) Comments

There are several listed buildings and a scheduled monument (Blunts Hall ringwork) within the vicinity of the site. However the site is well screened and not visible from the monument as per BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site does not fall within an SPZ.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

Capacities in sewage network

12c) Effect: Negative effect (-)

12d) Comments Development would be served by the Witham WRC, which has headroom for growth, however growth may be limited by pumping station or sewer pipe size, or lack of infrastructure.

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located withi Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not located within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site is located in an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

WITW 431

Area (Ha):

1.72

No. of dwellings

40

Site Name

Land off Blunts Hall Lane, Witham

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments The site is located entirely on Grade 1 or Grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: Provision of enhancement of community facilities not relevant to retail warehousing.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is further than 500m from an AD plant and 250m from a waste site.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband is available or planned at all surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not coincident with any biodiversity designations, nor within 100m of these, nor is it a relevant SSSI impact risk zone. The site consists of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of a bus stop and within 800m of a railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Site is an allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of a bus stop and 800m of a railway station served by frequent services.

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

There is no BDC site assessment form for this site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a limited number of listed buildings within 1km of this site. Whilst it is thought unlikely that development would affect the setting of these features, this has not been assessed via a BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

The site is not located within an SPZ.

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments Site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: No / negligible effect (0)

15b) Comments The site lies within an urban area.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

BRE31RW

Area (Ha):

1.72

No. of dwellings

0

Site Name

Car Park and Land north of Freeport Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: No / negligible effect (0)

16b) Comments The site does not consist of agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: There are no changes to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within close proximity to an AD and waste sites. Therefore, site is likely to be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments:

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located in a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre upgrade planned by 2019.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not within a relevant SSSI impact risk zone for residential development. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is located within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Halstead.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of a bus stop, and Halstead is served by a frequent service.

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No issues identified. Access can be gained through the industrial estate.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

12b) Comments

Capacities in sewage network

12c) Effect:

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect:

13b) Comments

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect:

14b) Comments

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (89.62%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID:

COLE 188

Area (Ha):

11.39

No. of dwellings

0

Site Name

Land east of Bluebridge Ind Est

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments A significant proportion of the site (73.52%) is located on grade 3 agricultural land, while the remainder is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: Negative effect (-)

1d) Comments: Site is located within 250m of a waste site. Therefore, site may be exposed to noise, odour, dust and pests.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments No loss of publically accessible open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments Site is not located within an MSA.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments N/A

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

Broadband availability

5e) Effect: No / negligible effect (0)

5f) Comments: No work currently planned and fibre or wireless broadband available in less than 25% surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site is not in proximity to a designated site but consists of greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: Site is within 400m of a number of bus stops and within 800m of a railway station.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Allocation to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: Site is within 400m of a number of bus stops and within 800m of a railway station served by frequent services.

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

BDC site assessment form states that access can be gained to site depending on the layout.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a number of listed buildings within 1km of the site but impacts on these were not assessed via BDC site assessment forms.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

No / negligible effect (0)

12b) Comments

Site is not within an SPZ.

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Site is not within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments The northern part of this site lies within 200m of the A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Positive effect (+)

15b) Comments Site is located within an area of low sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

CRESS 202

Area (Ha):

3.92

No. of dwellings

0

Site Name

Land South of Millennium Way, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Site consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments Site consists of grades 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments: N/A

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments: N/A

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available in the majority of the site.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a SSSI impact risk zone for residential development. The site is on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The eastern part of the site is within 400m of several bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Braintree, Bocking and Great Notley. Whilst on the border with Uttlesford District, no service centres are present over the border.

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The eastern part of the site is within 400m of several bus stops with a frequent service.

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

Highways access information

8e) Effect: Positive effect (+)

8f) Comments Vehicular access can be gained from dual carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments N/A

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments There are several listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC visits.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments N/A

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (98.90%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to dedham Vale AONB.

Site ID:

GRNO 260

Area (Ha):

39.57

No. of dwellings

0

Site Name

Land west of A131 Great Notley

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is on greenfield site as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on a visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (93.78%) is on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

Group A Employment

Area (Ha):

119.04

No. of dwellings

0

Site Name

Land east of Great Notley, Strategic Growth Location

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of existing facilities per BDC site visit forms.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Entire site is not within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments: N/A

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID: Group A Employment Area (Ha): 119.04 No. of dwellings 0

Site Name Land east of Great Notley, Strategic Growth Location

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of existing open space per BDC site assessment forms.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Uncertain effect (?)

4b) Comments: There will be no change to retail provision in BLAN 110, 114 and 116. However, BLAN 633 currently contains a petrol station, car wash and convenience store. Therefore effect recorded as uncertain.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments: N/A

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: Site is not within a Mineral Safeguarding Area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID: Group A Employment Area (Ha): 119.04 No. of dwellings 0

Site Name Land east of Great Notley, Strategic Growth Location

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre broadband available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Entire site not within a designated site, nor within 100m of a designated site. Not within SSSI impact risk zone for residential development of 100 units or more. Majority of site is greenfield land.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Uncertain effect (?)

7b) Comments: The north-south boundary of the site is within 400m of several bus stops, as well as the eastern part of the site. Actual effect will depend on where development is located within the site.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: Allocation directly adjacent to Main Town of Braintree, Bocking and Great Notley. It also adjoins the border with Chelmsford Borough but is not adjacent to any additional service centres in that borough.

Distance to and regularity of public transport

8c) Effect: Uncertain effect (?)

8d) Comments: The north-south boundary of the site is within 400m of several bus stops, as well as the eastern part of the site. Furthermore, Great Notley and Braintree are served by a frequent service. Actual effect will depend on where development is located within the site.

Site ID:

Group A Employment

Area (Ha):

119.04

No. of dwellings

0

Site Name

Land east of Great Notley, Strategic Growth Location

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

No access issues for majority of site; small parts have difficult vehicle access via narrow track. Actual effect will depend on where development is located within the site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

N/A

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

Several listed buildings are present within the group of sites but impacts on these were not assessed by BDC site visits.

Site ID:

Group A Employment

Area (Ha):

119.04

No. of dwellings

0

Site Name

Land east of Great Notley, Strategic Growth Location

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments Sites are not within any groundwater SPZs.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments N/A

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments None of site is within Flood Zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Uncertain effect (?)

14b) Comments Only a small proportion of site (14.6%) is within 200m of the A120. Actual effect will depend on where development is located within the site.

Site ID:

Group A Employment

Area (Ha):

119.04

No. of dwellings

0

Site Name

Land east of Great Notley, Strategic Growth Location

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

Uncertain effect (?)

15b) Comments

A significant proportion of the site (46%) is in a landscape area with moderate sensitivity to change, while the remainder is within an area of low sensitivity to change. Actual effect will depend on where development is located within the site.

Proposed extension to Dedham Vale AONB

15c) Effect:

No / negligible effect (0)

15d) Comments

Entire site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

Negative effect (-)

15f) Comments

Majority of site is greenfield land.

Visually Important Spaces

15g) Effect:

No / negligible effect (0)

15h) Comments

Allocation is not located on identified Visually Important Space.

Country parks

15i) Effect:

No / negligible effect (0)

15j) Comments

Development allocation is not located on a country park.

Site ID:

Group A Employment

Area (Ha):

119.04

No. of dwellings

0

Site Name

Land east of Great Notley, Strategic Growth Location

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments: Approximately 29% of site is on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments: A small proportion of the site is contaminated. However the site was not identified as contaminated on the BDC site assessment form and it is unknown whether remediation would be required.

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: Positive effect (+)

1b) Comments: No loss of existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments: N/A

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID: Group J Employment Area (Ha): 66.86 No. of dwellings 0

Site Name Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Site not within a designated site nor within 100m of a designated site. Not within SSSI impact zone for residential development of 100 units or more. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Uncertain effect (?)

7b) Comments: The north-south west edge of the site is within 400m of several existing bus stops, as well as the southern boundary of the site. Actual effect will depend on where development is located within the site.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is directly adjacent to the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Uncertain effect (?)

8d) Comments: The north-south west boundary of the site is within 400m of several bus stops and Bocking North has a frequent service. The southern edge of the site is also within 400m of bus stops with a frequent service. However, the remainder of the site is not. Actual effect will depend on where development is located

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

within the site.

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issue identified. Road is a straight single carriage way.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

N/A

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

The site is in the vicinity of two conservation areas and several listed buildings, but the impacts have not been assessed by the BDC site assessment form.

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Uncertain effect (?)

12b) Comments Part of the site (13.02%) falls within SPZ2. Actual effect will depend on where development is located within the site.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments N/A

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments Only a small proportion of the site (0.04%) is within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments None of the site is within 200m of the A12 or A120.

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect:

15b) Comments

Proposed extension to Dedham Vale AONB

15c) Effect:

15d) Comments

Greenfield site or Previously Developed Land (PDL)

15e) Effect:

15f) Comments

Visually Important Spaces

15g) Effect:

15h) Comments

Country parks

15i) Effect:

15j) Comments

Site ID:

Group J Employment

Area (Ha):

66.86

No. of dwellings

0

Site Name

Land off Highfield, Stile Road and Land East of Elizabeth Lockhart Way

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (40.82%) is located on grade 1 or 2 agricultural land.

Remediation of contaminated land

16c) Effect: Uncertain effect (?)

16d) Comments A small part of the site (15.34%) is contaminated, however it is unknown if remediation will be required.

Site ID:

Group L Employment

Area (Ha):

81.77

No. of dwellings

0

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No loss of community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments: N/A

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID: Group L Employment Area (Ha): 81.77 No. of dwellings 0

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments: N/A

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID: Group L Employment Area (Ha): 81.77 No. of dwellings 0

Site Name Land south of Feering, west of A12 (south of Feering Hill/London Road)

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a SSSI impact risk zone for residential development, however the site is within 100m of Feering March Local Wildlife Site. The site is located on greenfield land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Uncertain effect (?)

7b) Comments: The northern parts of the site are within 400m of a bus stop and a small area in the west of the site is within 800m of a railway station. Effects will depend on the exact location of employment development within the site.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Uncertain effect (?)

8b) Comments: The site is adjacent to Feering (Village With Services), but due to the large size of the site, effects will depend on the exact location of employment development within the site.

Distance to and regularity of public transport

8c) Effect: Uncertain effect (?)

8d) Comments: Part of the site is within 400m of several bus stops and Feering is served by a frequent service. The western edge of the site is also within 800m of Kelvedon railway station, providing a frequent service. Effects will depend on the exact location of employment development within the site.

Site ID:

Group L Employment

Area (Ha):

81.77

No. of dwellings

0

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

Highways access information

8e) Effect:

Positive effect (+)

8f) Comments

No access issues identified as per BDC site assessment form.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

N/A

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are a couple of listed buildings within the vicinity of the site, however the impacts on these have not been assessed by the BDC site assessment forms. Effects will also depend on the exact location of employment development within the site.

Site ID:

Group L Employment

Area (Ha):

81.77

No. of dwellings

0

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: Uncertain effect (?)

12b) Comments A small proportion of the site (less than 0.5%) falls within SPZ 1. Effects would depend on the exact location of employment within the site.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments N/A

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: Uncertain effect (?)

13b) Comments A small proportion of the site (3.73%) is within flood zone 3. Effects would depend on the exact location of employment development within the site.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Uncertain effect (?)

14b) Comments Part of the site is located within 200m of the A12. Effects would depend on the exact location of employment development within the site.

Site ID:

Group L Employment

Area (Ha):

81.77

No. of dwellings

0

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Uncertain effect (?)

15b) Comments The site is partly located within an area of moderate sensitivity to change and partly within an area of low sensitivity to change. Effects would depend on the exact location of employment development within the site.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments The site is located on greenfield land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located in a Visually Important Space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID:

Group L Employment

Area (Ha):

81.77

No. of dwellings

0

Site Name

Land south of Feering, west of A12 (south of Feering Hill/London Road)

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect:

16b) Comments

Remediation of contaminated land

16c) Effect:

16d) Comments

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to community facilities.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments:

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments:

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect:

3f) Comments

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect:

4b) Comments

Distances to local shops and services

4c) Effect:

4d) Comments

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect:

5b) Comments

Distances to main employment areas (B1, B2, B8)

5c) Effect:

5d) Comments

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: The site is not within a designated site, nor is it within 100m of a designated site. The site is not located within a relevant SSSI impact risk zone for employment development. Whilst the BDC site assessment form states that the site is previously developed land, it also notes the presence of TPO trees, agricultural fields and vegetation. Aerial imagery suggests that a significant proportion of the potential area for expansion of existing facilities is greenfield.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: The site is within 400m of two bus stops.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: The site is an allocation to the open countryside.

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

Distance to and regularity of public transport

8c) Effect: Significant positive effect (++)

8d) Comments: The site is within 400m of two bus stops and Rivenhall is served by a frequent bus service.

Highways access information

8e) Effect: Positive effect (+)

8f) Comments: No access issues identified. Access can be gained from the A12.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect: NOT ASSESSED

9b) Comments:

Distance to a secondary school

9c) Effect: NOT ASSESSED

9d) Comments:

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect: Uncertain effect (?)

10b) Comments: There is an scheduled monument within the vicinity of the site (Rivenhall long mortuary enclosure), however the impact on this has not been assessed by the BDC site visit.

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments A very small proportion of the site (0.09%) falls within flood zone 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments The site is partially within 200m of the A12.

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Significant negative effect (--)

15b) Comments: The site is located entirely in an area of high sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments: The site is not within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Positive effect (+)

15f) Comments: The site is located on previously developed land as per BDC site assessment form.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments: The site is not located on visually important land.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments: The site is not located on a country park.

Site ID:

LPP 4

Area (Ha):

9.47

No. of dwellings

0

Site Name

Kelvedon Park

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (92.38%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect: No / negligible effect (0)

1b) Comments: No change to existing community facilities as per BDC site assessment form.

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect: No / negligible effect (0)

1d) Comments: Site is not located within 500m of an AD or 250m of a Waste Plant.

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect: NOT ASSESSED

2b) Comments:

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect: NOT ASSESSED

3b) Comments: N/A

Distances to publicly accessible natural greenspace (ANG)

3c) Effect: NOT ASSESSED

3d) Comments: N/A

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Positive effect (+)

3f) Comments: No loss of public open space as per BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: No / negligible effect (0)

4b) Comments: No change to retail provision as per BDC site assessment form.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments: N/A

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre service available.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: No / negligible effect (0)

6b) Comments: The site is not located within a designated site, nor is it located within 100m of a designated site. The site is not within a SSSI impact risk zone for employment development. The site is on previously developed land as per BDC site assessment form.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Negative effect (-)

7b) Comments: The site is more than 800m from a railway station and more than 400m from a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant positive effect (++)

8b) Comments: The site is adjacent to the main town of Witham.

Distance to and regularity of public transport

8c) Effect: Negative effect (-)

8d) Comments: The site is more than 800m from a railway station and more than 400m from a bus stop.

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

Vehicular access may be possible through site 362 or A12. Access can only be gained through Eastways if site 362 is deliverable, although access is narrow.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

N/A

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are several listed buildings close to the site, however the impacts on these have not been assessed by the BDC site visits.

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect: No / negligible effect (0)

12b) Comments The site does not fall within a SPZ.

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not located within a flood zone.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: Significant negative effect with uncertainty (--?)

14b) Comments Site is within 200m of the A12.

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments The majority of the site (87.55%) is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments A significant proportion of the land consists of greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments The site is not located on visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments The site is not located on a country park.

Site ID:

RIVE 362, RIVE 363

Area (Ha):

6.86

No. of dwellings

0

Site Name

Extension to Eastways Industrial Estate, Witham

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Significant negative effect (--)

16b) Comments A significant proportion of the site (99.47%) is located on grade 1 or grade 2 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments The site is not located on contaminated land.

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

SA objective 1:

Create safe environments which improve quality of life and community cohesion

Provision or enhancement of dedicated community facilities such as village halls and community centres

1a) Effect:

1b) Comments:

Minimisation of exposure to noise and odour emissions, dust and pests.

1c) Effect:

1d) Comments:

SA objective 2:

To provide everyone with the opportunity to live in a decent home

Delivery of affordable housing

2a) Effect

2b) Comments

SA objective 3:

To improve the health of the District's residents and mitigate/reduce potential health inequalities

Distance to nearest NHS GP surgery or hospital.

3a) Effect:

3b) Comments

Distances to publicly accessible natural greenspace (ANG)

3c) Effect:

3d) Comments

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

Net increase or loss of publicly accessible open space (including recreation space and allotments)

3e) Effect: Uncertain effect (?)

3f) Comments: No BDC site assessment form.

SA objective 4:

To promote the vitality and viability of all service centres throughout the District

Net increase or loss of retail provision on the site.

4a) Effect: Uncertain effect (?)

4b) Comments: No BDC site assessment form; insufficient information to assess.

Distances to local shops and services

4c) Effect: NOT ASSESSED

4d) Comments: N/A

SA objective 5:

To achieve sustainable levels of prosperity and economic growth

Sterilisation of mineral reserves

5a) Effect: No / negligible effect (0)

5b) Comments: The site is not located within a mineral safeguarding area.

Distances to main employment areas (B1, B2, B8)

5c) Effect: NOT ASSESSED

5d) Comments: N/A

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

Broadband availability

5e) Effect: Significant positive effect (++)

5f) Comments: Fibre or wireless broadband available or planned by 2019 in over 50% of surrounding properties.

SA objective 6:

To conserve and enhance the biological and geological diversity of the environment

Impacts on designated wildlife sites or Ancient Woodland

6a) Effect: Negative effect (-)

6b) Comments: Entire site is on undesignated greenfield land and within 100m of ancient woodland and a Local Wildlife Site.

SA objective 7:

To promote more sustainable transport choices and uptake

Distance to public transport

7a) Effect: Positive effect (+)

7b) Comments: A very small proportion of the site is within 400m of a bus stop.

SA objective 8:

Promote accessibility and ensure the necessary transport infrastructure to support new development

Is the allocation within or directly adjacent to a settlement that has a high level of provision of services and facilities, as identified by the Local Plan settlement hierarchy?

8a) Effect: Significant negative effect (--)

8b) Comments: Site is an allocation to open countryside, albeit within several hundred metres of the main town of Braintree.

Distance to and regularity of public transport

8c) Effect: Positive effect (+)

8d) Comments: A very small proportion of the site is within 400m of a bus stop. Whilst Braintree is served by frequent services only a minor positive has been recorded due to the small proportion of the site within this distance.

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

Highways access information

8e) Effect:

Uncertain effect (?)

8f) Comments

There is no BDC site assessment form for this site.

SA objective 9:

To improve the education and skills of the population

Distance to a primary school

9a) Effect:

NOT ASSESSED

9b) Comments

N/A

Distance to a secondary school

9c) Effect:

NOT ASSESSED

9d) Comments

N/A

SA objective 10:

To conserve and enhance the historic environment, heritage assets and their settings

Impacts on historic environment and heritage assets

10a) Effect:

Uncertain effect (?)

10b) Comments

There are some heritage assets within 1km of this site but these have not been assessed via a BDC site assessment form.

SA objective 12:

To improve water quality and address water scarcity and sewerage capacity

Groundwater Source Protection Zone (SPZ)

12a) Effect:

Negative effect (-)

12b) Comments

North eastern third of site lies within SPZ2c.

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

Capacities in sewage network

12c) Effect: NOT ASSESSED

12d) Comments N/A

SA objective 13:

To reduce the risk of flooding

Sites within an area of high flood risk

13a) Effect: No / negligible effect (0)

13b) Comments The site is not within flood zones 2 or 3.

SA objective 14:

To improve air quality

Location within an area likely to have poor air quality

14a) Effect: No / negligible effect (0)

14b) Comments The site is not within 200m of the A12 or A120.

SA objective 15:

To maintain and enhance the quality of landscapes and townscapes

High sensitivity to change per the Landscape Character Assessment (LCA)

15a) Effect: Negative effect (-)

15b) Comments Entire site is located within an area of moderate sensitivity to change.

Proposed extension to Dedham Vale AONB

15c) Effect: No / negligible effect (0)

15d) Comments The site is not located within the proposed extension to Dedham Vale AONB.

Site ID:

X1

Area (Ha):

8.60

No. of dwellings

0

Site Name

Extension to Springwood Drive industrial area, Braintree

Greenfield site or Previously Developed Land (PDL)

15e) Effect: Negative effect (-)

15f) Comments Entire site is located on greenfield land.

Visually Important Spaces

15g) Effect: No / negligible effect (0)

15h) Comments Entire site is not located within visually important space.

Country parks

15i) Effect: No / negligible effect (0)

15j) Comments Entire site is not located within a country park.

SA objective 16:

To safeguard and enhance the quality of soil

Loss of good quality agricultural land

16a) Effect: Negative effect (-)

16b) Comments Entire site is located on grade 3 agricultural land.

Remediation of contaminated land

16c) Effect: No / negligible effect (0)

16d) Comments Land is not contaminated.

Appendix 8

Consultation comments on SA at Issues and Scoping stage, and the Draft Local Plan stage

Table A8.1 Responses to consultation on SA of Braintree DC Issues and Scoping stage

N.B. References within this table to page numbers, paragraph numbers and appendices all refer to those in the December 2014 SA Scoping Report.

Consultee comment	LUC response
<p>Organisation: Natural England (Ref: LPISR3)</p> <p>The approach and methodology used are in line with regulations and the advice that would be offered by Natural England. Therefore the approach and methodology are acceptable to Natural England. The report lists 16 objectives Sustainability Objectives (Table 4.1 refers) which can be broadly supported, especially Objective (6) 'To conserve and enhance the biological and geological diversity of the environment'. Reference to the Habitats Regulation Assessment (HRA) and the need for an Appropriate Assessment screening is welcomed and encouraged. Braintree is one of three districts working collaboratively on HRA monitoring of coastal sites and this should be fed into the results of the plan as it progresses. Natural England welcomes and acknowledges the inclusion of Sites of Special Scientific Interest (SSSI) within the report, However, we would recommend inclusion of the River Ter SSSI which is adjacent/abuts into the District and could be affected by development proposal within close proximity to it. Alternatively, if there is no perceived impact on the SSSI this needs to be record also - scoped out. Similarly development proposals are being considered for the area around Glemsford Pit SSSI and this will need to be considered in future iterations of the report. Chapter 3 of the report makes reference to Dedham Vale Area of Outstanding Natural Beauty (AONB) which is welcomed. The AONB Partnership extends into Stour Valley area (And the Stour Valley project area) and consideration should be given the Management Plan, especially in respect of the number of solar farm and wind farm applications here.</p>	<p>Baseline information in the SA Report accompanying the Draft Plan will be expanded to note presence of River Ter SSSI to ensure its consideration in the assessment and to highlight the Council's participation in HRA monitoring of coastal sites. Glemsford Pits SSSI is already noted in the baseline.</p> <p>Baseline information in para. 3.12 will be expanded to note the need to refer to the Dedham Vale AONB and Stour Valley Project Management Plan to understand the sensitivities of that area's landscape to development.</p>
<p>The approach and methodology used are in line with regulations and the advice that would be offered by Natural England. Therefore the approach and methodology are acceptable to Natural England.</p>	<p>Noted.</p>
<p>Historic England (Ref. LPISR11)</p>	
<p>Section 1: Introduction English Heritage has updated its guidance on Sustainability Appraisals, which can be found online at: www.english-heritage.org.uk/publications/strategic-environment-assessment-sustainability-appraisal-historic-environment/ . An electronic copy will be emailed separately.</p>	<p>Noted. LUC will make reference to this updated guidance, where relevant.</p>
<p>Section 2: Relevant Plans and Policies There appears to be a lack of reference to national and local cultural heritage documents within the list of documents scoped. Given that cultural heritage is an SA/SEA topic, this is unfortunate. Our guidance sets out a number of relevant plans, programmes and policies. In terms of local plans and programmes, it would be helpful to include reference to the District's conservation area appraisals and management plans. There is no reference to the PPS5 Practice Guide which remains an extant document. The NPPF and national Planning Practice Guidance have not replaced the PPS5 Practice Guide as yet. English Heritage has consulted on three Good Practice Advice Notes that are likely to replace the PPS5 Practice Guide in 2015. The notes cover Local Plans, Decision-Taking and the Setting of Heritage Assets. The draft notes can be found at: www.english-heritage.org.uk/publications/guidelines-and-standards/consultations/ .</p>	<p>The review of other relevant plans and programmes at Appendix 1 of the SA Scoping Report will be amended in the next SA Report to include international and national heritage protection objectives in documents identified by the Historic England guidance notes which have now replaced the PPS5 Practice Guide, together with their implications for the Local Plan and the SA.</p> <p>We will refer to local documents such as conservation area appraisals and management plans where relevant to the baseline description and assessment itself rather than including them in the review of international and national policy objectives.</p>

Consultee comment	LUC response
<p>Section 3: Baseline Information and Key Sustainability Issues Paragraphs 3.47 to 3.51 provide a useful overview of cultural heritage and townscape issues. While there is reference to buildings at risk and the local Essex register, there should also be reference to the national Heritage at Risk register maintained by English Heritage. There are several heritage assets on the national Heritage at Risk (HAR) Register, including two conservation areas and four scheduled monuments (see: www.english-heritage.org.uk/caring/heritage-at-risk). Some SA topics indicate forthcoming evidence. It would be helpful to consider potential new and/or updated evidence for cultural heritage, bearing in mind Paragraph 169 of the NPPF.</p>	<p>Baseline heritage information and related issues will be expanded in the SA Report accompanying the Draft Local Plan to include relevant information from the national Heritage at Risk Register. Relevant new evidence will be considered at later stages in the SA process as it becomes available.</p>
<p>Section 4: Proposed Approach to Sustainability Appraisal We welcome the inclusion of a SA Objective relating to the historic environment (No. 10), but the wording should be updated to reflect national planning policy terminology. It would read better as 'to conserve and enhance the historic environment, heritage assets and their settings'.</p>	<p>The wording of SA Objective 10 will be amended in line with Historic England's suggestion.</p>
<p>Section 4: The indicative appraisal questions shown in Appendix 2 are reasonable, although the first could be clearer and simply refer to 'will it protect and enhance heritage assets' (see our guidance for further advice on detailed questions).</p>	<p>The wording of the first indicative appraisal question for SA objective 10 will be amended in line with Historic England's suggestion. The Historic England guidance document will be reviewed and consideration given to additional indicative appraisal questions.</p>
<p>Section 4: The indicators seem less relevant to an appraisal of policies than an appraisal of sites (although see our comments relating to site appraisal below). It is not clear how you could appraise the heritage impact of a general non site specific policy against these indicators. Our guidance provides further advice on specific indicators.</p>	<p>The potential indicators for monitoring the effects of the Local Plan in relation to SA objective 10 will be amended in future SA reports to reflect the impact/ outcome indicators suggested in Appendix 4 of the Historic England guidance.</p>
<p>Section 4: In terms of the approach to the appraisal of site options, we have some reservations about the mixing of Environmental Impact Assessment approaches within a Sustainability Appraisal that incorporate Strategic Environmental Assessment (given that EIA assesses specific proposals and projects while SEA assess programmes and plans).</p>	<p>The SEA Regulations make explicit reference to the EIA Regulations, stating that SEA is required for any plan or programme for town and country planning or land use:</p> <p><i>'...which sets the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment...'</i></p> <p>In our view the fact that EIA assesses specific proposals whilst this section of the SA appraises site-specific allocations does not undermine the proposed approach to identifying the potential for site allocations to have significant effects, although we would be pleased to give consideration to any more specific concerns that Historic England may have on this point.</p> <p>Note that the thresholds stated in the SA Scoping Report will be revised in SA reports accompanying future iterations of the Plan to reflect the higher thresholds for industrial estate development and urban development projects introduced by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015.</p>
<p>Section 4: The Scoping Report takes a strong proximity based approach to the historic environment, with Table 4.3 and Appendix 3 measuring impact based on distance alone. There is a flawed assumption in Appendix 3 that negative effects occur when sites are nearer to heritage assets, with no possibility of positive effects relating to heritage assets.</p> <p>We strongly recommend that the appraisal approach should avoid merely limiting assessment of impact on a heritage asset to its distance from, or intervisibility with, a potential site. Site</p>	<p>Site assessment changed from proximity basis to BDC officer judgement along the lines suggested by Historic England, based on site visit plus relevant desktop sources.</p>

Consultee comment	LUC response
<p>allocations which include a heritage asset (for example a site within a Conservation Area) may offer opportunities for enhancement and tackling heritage at risk, while conversely, an allocation at a considerable distance away from a heritage asset may cause harm to its significance, rendering the site unsuitable. Cumulative effects of site options on the historic environment should be considered too.</p> <p>The following broad steps might be of assistance in terms of selecting sites:</p> <ul style="list-style-type: none"> - Identify the heritage assets on or within the vicinity of the potential site allocation at an appropriate scale - Assess the contribution of the site to the significance of heritage assets on or within its vicinity - Identify the potential impacts of development upon the significance of heritage asset - Consider how any harm might be removed or reduced, including reasonable alternatives sites - Consider how any enhancements could be achieved and maximised - Consider and set out the public benefits where harm cannot be removed or reduced <p>We would be happy to advise further on the above.</p>	
<p>Section 5: Commentary on the Local Plan Issues and Options: We note the difficulty of carrying out a formal appraisal of the Local Plan at this point given the early stage of preparation. The commentary appears to largely lack references to the historic environment, other than under the High Quality Spaces heading. We have not considered paragraph 5.50 to 5.56 in detail, but it appears to contain interesting thoughts.</p>	<p>References to the historic environment were made where we considered the potential exists for an effect on the historic environment.</p>
<p>Organisation: Crest Strategic Projects Ltd (Ref: LPISR5)</p>	
<p>Sustainability Scoping Report references:</p> <p>1. (Table 4.1, page 2 and Appendix 2, page 65) The second SA objective is 'To provide everyone with the opportunity to live in a decent home'. Whilst the sentiment of the objective is supported, it is too loosely worded. For example - who is 'everyone' ~ is this just applicable to Braintree's housing needs, local needs or HMA based? - the wording needs to encompass both current Braintree residents and those who will come to the District in the period to 2033.</p>	<p>The indicative appraisal questions shown in Appendix 2, page 65 make clear that in applying this objective, the SA will identify positive effects if the Local Plan provides housing which addresses the District's housing need, as indicated by evidence such as the SHMA. This is deemed appropriate.</p>
<p>2. (Table 4.3, page 29 and Appendix 3, page 83) The 'sensitive criteria' should include flood zones. However, the assessment process needs to be sophisticated enough to recognise that some strategic sites may contain land within flood zones 2 and 3 which is not proposed for development but is included to give the development a significant sense of place and character. All development will, however, be contained within zone 1.</p>	<p>The 'sensitive area' criteria in Table 4.3 include allocations where any part falls within Flood Zone 3 or a Critical Drainage Area. These criteria are intended to help to identify whether the potential exists for significant effects and therefore whether detailed site assessment is required; it is therefore appropriate to consider whether any of the site falls within a particular flood zone.</p> <p>The possibility of avoiding flood zones within a particular site is allowed for by the assessment criteria for SA objective 13 in Appendix 3 of the SA Scoping Report.</p>
<p>3. (Table 4.4, page 31 and Appendix 3) The walking distance to facilities should not simply be to existing facilities. When a development proposal includes (for example) an on-site primary school or employment area, these should be used for the purpose of measuring distances.</p>	<p>The SA framework is designed to test the sustainability of site allocations made through the Local Plan process; the effects of particular development proposals are more appropriately assessed through the development management process (including via EIA, where required). It is, however, recognised that policies accompanying certain allocations may stipulate provision of services or facilities and where these are so stipulated, the SA will treat them in the same way as those that already exist. In the absence of such policy provisions, the SA method makes general assumptions about the provision of new services and facilities in large</p>

Consultee comment	LUC response
	housing allocations, as described at para. 4.34 of the Scoping Report. Finally, the site assessment criteria in Appendix 3 explicitly recognise the potential for provision of certain new or enhancement of certain existing facilities and additional types of provision or enhancement have now been added, for example Local Centres (SA objective 4) and footpaths/ cycleways (SA objective 7).
4. (Paragraph 5.73) It is agreed that the new Local Plan should include policies to reuse contaminated land (after restoration). When considering potential sites, the assessment process should aim to positively score sites which decontaminate and use previously contaminated land. The same point would apply to the use of poor quality/despoiled landscapes.	See response to point 5 of this representation below.
5. (Appendix 3) - Objective 6 : There should be an appraisal question identifying whether the site contains previously developed land - Objective 15 : There should be a question relating to use of contaminated land and enhancing poor quality / despoiled landscape.	<p>SA6 Biodiversity: It is difficult to draw reliable SA conclusions on the impacts of allocations on biodiversity by reference to whether sites are greenfield or previously developed since either may contain features of conservation value; potential impacts are more appropriately identified and addressed through the development management process and the related SA of DM policies.</p> <p>SA15 Landscape: New test added to SA15 in Appendix 3 - if degraded landscape or derelict buildings and BDC confirm that remediation will be a condition of development, significant positive effect.</p> <p>SA16 Soils: New test added to SA16 in Appendix 3 - if land is contaminated and BDC confirm that remediation will be a condition of development, significant positive effect.</p>
Organisation: N/A - Private individual (Ref: LPISR9)	
<p>[the following represents a summary of the lengthy comments received]</p> <p>SA framework fails to take account of national policy re. rural sustainability which has moved on significantly from equating sustainably with minimising the distance travelled by private car. National policy is brought together at paragraph: 001 Reference ID: 50-001-20140306 of the NPPG, but is set out in paragraphs 17 (bullet point 5), 28, 29, 34, 54 and 55 of the National Planning Policy Framework. It is clear from these policies that the Government's objectives for rural areas are to create and sustain thriving communities by supporting and retaining services and facilities (including schools, shops, cultural venues, pubs and places of worship). Rural housing growth is considered the 'essential' tool to achieve this support and retention. In considering what constitutes an appropriate location for rural housing, where there are groups of smaller settlements 'development in one village may support services in a village nearby'. The need to promote sustainable modes of transport must not outweigh these policies for rural areas - there is a different balance to be placed on the issue of sustainable transport between urban and rural areas.</p> <p>The proposed assessment framework is based on proximity (paragraph 4.38), yet national policy expects a different approach to sustainable transport in rural vs. urban areas. For example, criteria for SA Objectives 1 (community cohesion), 4 (vitality and viability of service centres) and 3 (health) concern social sustainability score sites in terms of their proximity to post offices, distances to primary shopping areas (in towns and at Freeport) and to GP facilities. Paragraph 55 of the NPPF requires a more nuanced approach, where social sustainability must</p>	<p>The criteria for testing the significance of housing allocations to the vitality and viability of service centres have been revised to differentiate the potential for allocations outside of the three Main Towns to contribute to the vitality and viability of Local Centres and to recognise that journeys outside of these Main Towns are more likely to be by road transport than walking. Housing allocations to the three Main Towns continue to be assessed on the basis of a 10 minute walk to a primary shopping area.</p>

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<p>be maintained and enhanced in rural areas by locating housing where it supports facilities and consideration should be given to locating housing in one village to support facilities in another village. This recognises that facilities in villages often serve a far wider catchment than just the village in which they reside, and this wider catchment (inevitably greater than 800 metres) is a pre-requisite of their viability. In addition, paragraph 55 places weight on using housing to maintain viability of services, rather than just assessing sustainability on distance to services. The proposed assessment framework fails to incorporate any consideration of these requirements. For example, one village might have a struggling but vitally important post office; yet there are no suitable development sites within either 800 metres or even in the same village. Yet there is a suitable site in an adjacent village, where the residents also depend on the services offered by the post office - even though they have to drive a short distance to it. Development on this suitable site would improve the viability of the business and help its retention, but the proposed SA scoping framework would fail to recognise this and score the development negatively for community cohesion and the vitality of services, contrary to paragraph 55 of the NPPF. Whilst it may be considered disadvantageous that new residents would drive to use the post office; the benefits of it remaining viable and continuing to serve its catchment population, a matter of significant social importance, outweighs the environmental concerns. This is a situation where policy (paragraph 55) requires the plan maker to put greater weight on social sustainability than on environmental sustainability; to meet the Government's objective at paragraph 17 bullet point 5, to support thriving rural communities. In fact, of course, the loss of the post office would also result in poor environmental sustainability outcomes, as residents would then need to travel to their nearest town more often.</p> <p>Beyond the issue of post offices, paragraph 55 in fact lists a wide range of facilities of importance to rural sustainability - schools, local shops (notably not 'primary retail shopping areas in towns and at Freeport'), cultural venues, public houses and places of worship. The SA gives no weight or consideration to the importance of their continued viability to social (and indeed environmental) sustainability in rural areas.</p>	
<p>The criterion under SA objective 5 concerns the need to achieve sustainable levels of prosperity and economic growth. It proposes that sites should be scored positively if they are within 800m of employment areas or negatively if they are beyond this. The body of the report recognises the weakness of the link between proximity and length of journeys both work; but fail to consider whether other measures may compliment this approach and improve the robustness of the analysis.</p> <p>One important consideration in regard to sustainable patterns of movement is the ability for new residents to work from home. A consideration of the availability of sufficient broadband capacity to allow home working would recognise changing working patterns.</p>	<p>Stated approach is based on providing residents of new housing with the opportunity to access employment and is deemed reasonable.</p> <p>Added new test to SA objective 5 based on actual and planned broadband availability.</p>
<p>Paragraph 112 of the NPPF requires that Local Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Best and most versatile agricultural land is defined in the NPPF as land in grades 1, 2 and 3a of the Agricultural Land Classification. We note that the criterion under SA objective 16 seeks to score sites negatively if they are grade 3 agricultural land. Grade 3 includes both 3a and 3b. Grade 3b is not best and most versatile and is not a category of land that the NPPF requires is given any weight in the decision making process. SA objective 16 should be amended to reflect the</p>	<p>The assessment framework identifies a minor negative effect re. SA objective 16 if a significant proportion of allocated land (>= 25%) is on grade 3 agricultural land on the basis that data are unavailable to determine whether such land is grade 3a or grade 3b. This is judged to be a precautionary but reasonable approach to SA at the Local Plan scale.</p>

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guidance in the NPPF.	
Organisation: B.B.B. Farms Ltd (Refs: LPISR22-23)	
<p>Section 5 of the SA Scoping Report sets out the types of sustainability issues that should be taken into account when drafting policy options in each topic area. In respect of homes, the document recognises the positive effects that could arise as a result of providing the majority of new housing within or adjacent to existing settlements. These positive effects are cited as being access to local services and integration within existing communities. This is not just of relevance to the major settlements within the District but also those parts of the District that perform equally well in sustainability terms, if not better than expansion of some of the key settlements. The sustainability issues should also make reference to the benefits of proximity to existing and proposed major employment areas. The report states that there may be negative effects arising from placing additional development within existing settlements, including increased pressure upon community services. Whilst this can be the case in some instances, an appropriate quantum of development and injection of new housing can assist in the continued viability of services in parts of the District and will therefore have an overall positive impact.</p>	<p>The economic benefits of locating housing allocations close to employment areas will be recognised via the assessment criteria for SA objective 5 set out in Appendix 3.</p> <p>The benefits for settlement vitality and service viability of allocating housing in or close to settlements with existing facilities are recognised via the assessment criteria for SA objective 4 set out in Appendix 3.</p>
<p>The SA objectives and methodology are generally supported. SA objective (4) relates to promoting the vitality and viability of all service centres across the District and sets out a number of 'sustainability issues'. It is considered that SA objective 4 should not just refer to the main service centres but also appropriate villages whose shops and services are equally as important to support. An additional appraisal question should therefore ask: 'Does the development help support the vitality and viability of the existing facilities within the settlement?'</p>	<p>This has been addressed by changes to the site assessment criteria for SA objective 4, as described in response to LPISR9.</p>
<p>Section 5 of the SA Scoping Report sets out the types of sustainability issues that should be taken into account when drafting policy options in each topic area. In respect of economic and employment issues, the document states that the Local Plan's economic policies will need to ensure that there is enough employment land in order to attract new businesses and to meet the needs of existing businesses that wish to expand. Further commentary only touches on the need for economic growth in rural communities by making reference to: 'enhancing access to jobs and supporting the use of sustainable transport modes by rural residents'. The sustainability issues fail to mention that what is equally as important in terms of the overall economic 'offering' of the District, is not only the quantum of employment land required but also the need for a range of suitable sites to be provided in order to meet the needs of varying sizes and types of businesses. Whilst strategic employment sites with larger premises will meet the needs of many businesses, there is equally a need for suitable employment premises within the rural areas in order to enable the continued growth and prosperity of existing rural businesses, as well as providing more affordable accommodation for self-starters. It is therefore considered that the social and economic benefits of rural employment have not been fully recognised in the sustainability profile for the area.</p>	<p>This point has been made explicit in the assessment framework by the addition of a new indicative appraisal question in Appendix 2 of the SA Scoping Report in relation to the appraisal of Plan policies against SA objective 5:</p> <p>'Will it provide a range of suitable employment sites to meet the needs of varying sizes and types of businesses?'</p>
<p>The SA objectives and methodology are generally supported. SA objective (5) relates to achieving sustainable levels of prosperity and economic growth and sets out a number of 'sustainability issues'. However, the list of issues fails to include the unsustainable, high level of out-commuting currently experienced within the District. This issue therefore should be included, and consequently addressed in the Options.</p>	<p>Already addressed by positive effect re. SA objective 5 for provision of homes in proximity to main employment areas.</p> <p>Sustainability issues identified in the SA framework in Appendix 2 of the SA Scoping Report already include 'Large commuting outflow of Braintree District residents'. Plan policies, including those promoting employment development, will be assessed</p>

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	<p>in relation to SA objective 8 'Promote accessibility and ensure the necessary transport infrastructure to support new development'. Indicative appraisal questions include 'Does it seek to minimise congestion on key routes and at key destinations / areas that witness a large amount of vehicle movements at peak times?' and 'Does it seek to concentrate development and facilities in town centres or where access via sustainable travel is greatest?'. Minor amendments have been made to the descriptions of issues and appraisal criteria in relation to SA objective 8.</p>
<p>Organisation: Galliard Homes Ltd (Ref: LPISR15)</p>	
<p>1. The Scoping Report sets out that the scope of the appraisal reflects the geographic scope and objectives of the plan. This is correct in regard to the SEA Regulations. However, what this approach fails to appreciate is that sustainability issues are not bound by administrative boundaries. Many issues (e.g. around housing need, economic objectives and ecological functioning) must be 'scoped' at larger than local scales, and there will be many 'areas likely to be significantly affected' (to use the terminology of the Regulations) that lie outside of the district boundaries. It is not enough to consider to just explore larger than local issues as part of discharging the Duty to Cooperate. Larger than local considerations will also need to feed into the development and appraisal (SA) of spatial strategy alternatives. On the basis of the Scoping Report published there can be no confidence that this is set to be the case. There is a notable absence of spatial discussion (and maps), i.e. discussion of constraints and opportunities arising at relevant scales, and at specific localities within and outside of district boundaries.</p>	<p>In Chapter 2 (para. 2.6), the SA Scoping Report notes that:</p> <p><i>'The Council is also working with other local neighbouring authorities to ensure that any cross-boundary issues are dealt with appropriately and to ensure that growth across all authorities can be delivered effectively, with the necessary infrastructure improvements.'</i></p> <p>The broad discussion of options in the Issues and Scoping document indicates that the Council will give consideration to alternative spatial strategies. For example, in relation to housing development, spatial options listed include focusing new homes on existing towns and larger villages, providing new homes in one or more new villages, dispersing new homes across the District or building new homes where they can provide funding for major infrastructure projects. Once these and other elements of the document are worked up into substantive spatial options, each will be subject to SA.</p> <p>Figure 1 takes account of constraints beyond the Braintree DC boundary; additional maps could be provided in future SA reports. Where there are larger than local issues such as major developments planned by neighbouring authorities close to the BDC boundary we will seek to identify and assess the effects of these. As part of the call for sites, 2 major cross border locations for growth have been sent for Braintree DC to consider which could accommodate around 5,000 and around 10,000 homes respectively. Braintree DC is working with colleagues in Colchester and Uttlesford to look at these sites. The Advisory Team for Large Applications (ATLAS) has suggested that 'new settlement' assessment criteria be used across the authorities to ensure consistency. A draft of these has been produced taking into account the current SA frameworks of the authorities and has been circulated.</p>
<p>1. The SEA Regulations (Schedule 2 (2) require that the Environmental Report sets out the 'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.'• [our emphasis]. The Scoping Report purports to do such a thing (see Table 1.1 which directs the reader to Chapter 3 and the text box under paragraph 3.1 which sets out the regulatory requirements). This section, bar one instance (Climatic Factors) does not address the likely evolution of the baseline of the plan. This omission means that we are unable to provide a response as to whether the Scoping Report is fit for purpose with regard to undertaking the Sustainability Appraisal. Given that this 'future baseline' is what the effects of the plan (and alternatives) would be determined against we are</p>	<p>The SA Reports accompanying future stages of the Plan will separate sustainability issues and likely future evolution of these from the baseline information presented in the Scoping Report.</p>

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<p>left in the dark as to how exactly effects are to be determined. We understand that predicting the likely evolution of the baseline is not without difficulty. Nonetheless, this needs to be grappled with and the Environmental Report should include information on what the District's sustainability baseline would be like 15 years hence, without the emerging plan.</p>	
<p>2. The document as a whole is, by and large, lacking in any references. For example, paragraphs 3.25-3.29 contain a number of figures and statistics without a single reference to where a reader might be able to find the data (we presume these are DEFRA figures). It is important that the evidence base is robust and that readers can have confidence in the data and therefore any further appraisal. Failure to provide adequate references undermines any further work that might be undertaken. Up-to-date references need to be provided for all data drawn upon in this report. It is not good enough in our view to simply state that this data has been drawn from a previous report.</p>	<p>As stated at para. 3.5, the baseline information included within LUC's Dec 2014 SA Scoping Report for the Issues and Scoping document is largely drawn from that presented in the 2014 SA of the Publication Site Allocations and Development Management Plan; primary sources are available in that document which is available at http://bit.ly/139ewLd . Sources of relevant amendments and updates are presented in the Dec 2014 SA Scoping Report and further references will be added, where appropriate, in the SA Report to accompany the Draft Plan.</p>
<p>3. We question the validity of the data present. To take the example of the emissions figures mentioned above, the National Atmospheric Emissions Inventory has data from 2012 (see: http://naei.defra.gov.uk/data/local-authority-co2-map). Use of out of date data further undermines the credibility of the evidence base. See also paragraph 3.21 which has transport data from 2004. The evidence base section needs a comprehensive review to ensure that the data presented is the most current and relevant.</p>	<p>Baseline information will be updated, where appropriate, in the SA Report to accompany the Draft Plan.</p>
<p>4. With regard to Chapter 3, the Scoping Report indicates that the issues are included within Chapter 3 (paragraph 4.5). This is not the case. The sustainability issues are tucked away in Appendix 2: 'Proposed assessment framework for SA of policies'. Chapter 3 simply sets out the 'facts' of the baseline when it is the case that the sustainability issues are an amalgamation of both the baseline and the context review. In this sense they should be presented in both the appropriate context and location (in the main report). Furthermore, there is at least one inconsistency between the table in Appendix 2 and the evidence in Chapter 3. Paragraph 3.61 references an increase in Domestic Burglary of 47.2%, however, the sustainability issues column in Appendix 2 references 'Percentage increases in the offences of violence against the person, burglary of dwellings, theft from a motor vehicle, and sexual offences between 2009/10 and 2010/11.' This is worrisome as not only is the evidence base text in Chapter 3 and the SA Framework inconsistent in content, but also in accuracy (paragraph 3.61 quotes crime figures from 2011/2012 `` 2012/2013 but Appendix 2 quotes 2009/10 and 2010/11). The Scoping Report needs to more clearly articulate the genesis of the key sustainability issues and include this rationale in the main body of the report. Furthermore, and to avoid further undermining the foundations of the appraisal, a comprehensive review of the links between the evidence base and the SA Framework needs to be undertaken to ensure consistency and currency.</p>	<p>See response to point 1 above. In addition, links between the framework of SA objectives and the sustainability issues and international/national policy objectives identified in the baseline review will be made explicit in SA reports accompanying future iterations of the Plan.</p>
<p>5. Chapter 4 provides further confusing messages. Following the discussion of reasonable alternatives (paragraph 4.6-4.8) there is a muddying of the water with regard to the terminology used in subsequent sections. For example paragraph 4.13 mentions 'each policy and site allocation option'• [our emphasis]. We presume that this should read 'site allocation' and not 'site allocation option' as at this stage (appraisal of the draft plan) there should be preferred policies and sites and the options testing has already been undertaken. This confusion is exacerbated throughout this section with the use of the word option. This section needs to be re-written with a clearer approach to terminology. We suggest policy and site options and then preferred policies and sites.</p>	<p>At the time of writing of the SA Scoping Report, the Issues and Scoping document did not yet present genuine alternative policy approaches to addressing the identified issues and the SA at that stage was therefore limited to a high level commentary. Detailed policy and site options will therefore need to be assessed at the Draft Plan stage alongside preferred options. This is judged to be adequately explained in the SA Scoping Report.</p>
<p>6. With regard to defining significance, this does not appear to have been done effectively or clearly. Paragraph 4.15 skirts around the subject but without saying what criteria might invoke</p>	<p>The approach to defining significance will be clarified in future SA reports for the Local Plan by inclusion of the following text, adapted from para. 4.16 of the SA</p>

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<p>a 'significant' score. At a basic level this is examined through the relationship between the magnitude of an impact and the sensitivity of the receiving environment. At a minimum we would expect to see a statement that significance would be based on expert judgement but ideally the section would set out that all conclusions of significance would be undermined through a discussion of the magnitude of the impact predicted and the likely receptors of that impact. Only then can a sensible and clear conclusion on the significance of an effect be determined.</p>	<p>Scoping Report:</p> <p>'The dividing line between sustainability scores is often quite small. Where we distinguish significant effects from more minor effects this is because, in our professional judgement, the magnitude of the effect and sensitivity of the receptor are such that the allocation or policy will have a noticeable and measurable effect compared with other factors that may influence the achievement of that sustainability objective.'</p>
<p>7. Table 4.3 reflects a sensible approach to establishing the potential for significant effects, however it is rather one-eyed. The sensitive areas focus only on those environmental topics reflected in the Environmental Impact Assessment Regulations. In fact, the District is undertaking a Sustainability Appraisal which as has been stated in the Scoping Report has a wider brief than the environment. There is no consideration with regard to socio-economic sensitive areas (e.g. Lower Super Output Areas at high levels of deprivation). This should be included or risk the appraisal being accused of bias. If this approach is going to be adopted then it needs to be adopted with consistency.</p>	<p>EIA screening guidance does not mention any sensitive areas in relation to social or economic issues, despite EIAs being required to address effects on 'population' and 'material assets' which typically result in a scope of assessment similar to SA. Nevertheless, a new sensitivity criterion based on the Indices of Multiple Deprivation has been added in response to this consultation comment.</p>
<p>8. We would like to see some justification for assumption being made. For example paragraph 4.34 sets out the assumption that 'Allocated housing sites with a capacity of at least 700 new houses or 1,000 units (mixture of flats and houses) are assumed to incorporate a new primary school and a bus stop with at least one bus per day, seven days per week.' This does not appear to be justified by any evidence. We would expect this sort of assumption to be backed up with evidence regarding child yield calculations (based upon tenure mix), known capacity / headroom of local schools and surgeries and so on.</p>	<p>As implied by the footnote to para. 4.34 of the SA Scoping Report, the assumptions on the services and facilities likely to be provided as part of large new housing developments are based on the Council's emerging policy intent in relation to developer contributions. If, at the time of the SA of site allocations, the Council has determined any site-specific requirements by reference to the types of information suggested in the consultation response then these will replace the general assumptions stated at para. 4.34. Otherwise, such detailed examination is judged more appropriate to the development management process, including EIA if required.</p>
<p>9. Re the standard straight line approach, we think this is not appropriate for measuring criteria such as walking / driving distance to local facilities and so on. Firstly, the fact of the matter is that people will walk along roads, Public Rights of Way, pavements, underpasses and so on to get to their destination. Often these routes will meander. Therefore a straight line measure is largely meaningless. Secondly, it is not clear where these measurements will be taken from. Will it be the centre of the site 'polygon' to the opposite centre or will it be taken from the nearest edges of the polygons being measures. Finally, it is not clear whether access point for the sites have been considered. This is an important aspect of determining the accessibility of a site.</p>	<p>A straight line approach to determining proximity of site allocations to facilities is judged appropriate for the content and level of detail of a Local Plan and will be based on the distance between the centres of the relevant polygons. The limitations of this will be identified as a limitation in the SA Report. More detailed examination is generally judged to be more appropriate to the development management process, including EIA if required, although analysis of distances along rights of way will be carried out on a selective basis, as explained in the SA Report accompanying the Draft Plan.</p>
<p>Organisation: N/A – private individual (Ref: LPISR1)</p>	
<p>I believe that there is insufficient priority and urgency given to two quality of life (and district attractiveness) issues: 1. Traffic management - jointly with the appalling main route congestion - and partly caused by this - the traffic management within the towns, especially Braintree, is totally inadequate. To talk of massive housing and population increases without prioritising the resolution of this is irresponsible 2. Education - the standard of the education available to Braintree resident children is poor. Drastic action needs to be taken to replace teaching staff at schools and colleges continually shown to be inadequate. These two issues are the ones I hear most often from others and perceive myself to be the priorities for raising the quality of life in the district and in Braintree town in particular. No one wants to live in a town where their children have to commute out to get a decent education and within which traffic delays (you will</p>	<p>In relation to transport infrastructure capacity, the Issues and Scoping document identifies a number of issues and indicates broad options that could address these, including 'ensure that road infrastructure is not a barrier to providing new jobs and homes in the District'. Similarly, transport issues are identified at paras. 3.91 to 3.96 of the SA Scoping Report and summarised in column 2 of the SA framework in Appendix 2, where they have informed SA objectives 7 and 8 and the associated indicative appraisal questions. This part of the SA framework will guide the assessment of the Local Plan's effects on addressing transport issues, recognising that Essex County Council is responsible for roads and public transport in the District, whilst the Highways Agency is responsible the major routes of the A120</p>

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<p>never remove the prevalence of personal transport) are a time-wasting, stressful daily irritant.</p>	<p>and the A12.</p> <p>Issues in relation to Education are recognised in the District profile of the Issues and Scoping Document. They are also identified in paras. 3.62-3.64 of the SA Scoping Report and summarised in column 2 of the SA framework in Appendix 2, where they have informed SA objectives 9 and the associated indicative appraisal questions. This part of the SA framework will guide the assessment of the Local Plan's effects on addressing education issues, recognising that the Local Plan can influence matters such as gathering developer contributions to education provision and ensuring that land is made available for an appropriate range of educational institutions but that teaching standards are beyond its remit.</p>
<p>Organisation: Deputy Town Clerk Witham Town Council (Ref: LPISR2)</p>	
<p>Need to add policies which support:- practical access to health facilities appropriate to an ageing population both locally (doctors surgeries, clinics, pharmacies etc.) and also to larger facilities such as hospitals which are becoming increasingly centralised across the district. Direct public transport for Witham residents to hospitals in Chelmsford, Braintree and Colchester is non-existent at present. Both for access to treatment and for visiting. provision of adequate parking (for commuters, within town centre both for people working there and shoppers, and also for local residents). Provision of park and ride facilities on outskirts for workers within a town centre. Parking and access provision for mobility scooters 4.38 recommended walking distances - does this take into account an ageing population for whom cycling is unlikely to be an option policies to support a rail link from Witham to Stansted? Policies to support a safe footpath link from the town to James Cooke Wood on the Maldon Rd town centre regeneration - policies which support bring back empty shops into use.</p>	<p>Detailed issues and related policy suggestions should be noted by the Council in considering appropriate policy and site allocation options.</p> <p>As explained at para 4.39 and Table 4.4 of the SA Scoping Report, proximity is judged in terms of average acceptable walking distances, whilst recognising that some people may cycle instead.</p>
<p>Organisation: N/A – Private individual (Ref. LPISR4)</p>	
<p>In order to achieve the new housing developments proposed, I have grave concerns over the already, over-subscribed and burgeoning resources such as schools, doctors, parking, etc., particularly in Silver End and feel alongside the outdated and minimal current transport services, you will be pushing this village, beyond its capability of being able to provide it with the services its residents need, that are already stretched.</p>	<p>Detailed concerns re. Silver End should be noted by the Council in considering appropriate policy and site allocation options. The approach of the Issues and Scoping document and SA to infrastructure capacity issues are described under the response to LPISR1.</p>
<p>Organisation: Kelvedon Parish Council (Ref. LPISR6)</p>	
<p>Kelvedon Parish Council would like to see consideration given to the influence of neighbouring districts on sustainability issues. With direct access to the A12 and a mainline railway station Kelvedon is directly influenced by the expansion of neighbouring villages which utilise facilities in Kelvedon, in particular Tiptree which is within the Colchester authority area of control. The sustainability of future development in the east of the district of Braintree needs to factor external influences outside the control of the Braintree District Council Local Plan.</p>	<p>The Council is working closely with adjoining authorities under the Duty to Cooperate requirement and have meetings on a regular basis, particularly with Colchester and Chelmsford authorities. Opportunities are sought, where appropriate, for joint working on commissioning evidence base studies. The Council has commissioned work to update the Highways Study (which will form part of the Local Plan and SA evidence base); this study will take into consideration demands from neighbouring authorities on Braintree District's infrastructure.</p>
<p>Kelvedon Parish Council are broadly in agreement with the methodology but are concerned by the weighting attached to the label 'key service village' and the absence of any reference to the available capacity of key services, including education and healthcare facilities, roads and public transport. By example, on paper Kelvedon, a 'Key Service Village' would meet a large number of the objectives, however, the village is already experiencing a lack of capacity in existing education and healthcare facilities, the local road network at key periods and access to train</p>	<p>The Council has the opportunity to seek contributions from developers to contribute to expanded infrastructure capacity therefore no change is required to the assessment framework.</p>

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seats during rush hour. Kelvedon Parish Council would like to see key indicators excluded from the methodology where it can be evidenced that little or no spare capacity exists.	
Organisation: N/A – Private individual (Ref. LPISR7)	
As per NPPF section 118, I would like to see the inclusion of an assessment with respect to the loss or deterioration of irreplaceable habitats	This will be covered by assessing the performance of the Local Plan in relation to achievement of SA objective 6.
Organisation: N/A – Private individual (Ref. LPISR8)	
I would like to see an assessment of the impact of light pollution	An indicative appraisal question in relation to light pollution has been added to SA objective 15 in Appendix 2 to assess the effects of development management policy on this issue. Spatial data on dark skies is not sufficiently high resolution to allow assessment of individual allocations on this issue.
Organisation: Clockhouse Town Planning (Ref. LPISR10)	
Chapter 1 Paragraph 1.21 Whilst it is suggested that economic considerations will be set out in appendix 1, there are no targets or indicators relating to economic development in Appendix 1. Indeed there is only one citation of the term socio-economic in the entire SA scoping document. As such it is apparent that consideration of socio-economic improvement is lacking. As such this SA scoping document fails to take account of the most fundamental aspect of human welfare and does not appear fit for purpose.	References to the review of other relevant plans and programmes will be amended in future SA Reports accompanying the Local Plan to make clear that this review is only intended to identify objectives relating to environmental protection, in line with the requirements of the SEA Regulations. The key national policy direction of relevance to the Local Plan is that contained in the NPPF. This contains numerous references to social and economic objectives and these, together with the social and economic issues described in Chapter 3 of the SA Scoping Report, are widely represented in the framework of SA objectives against which the Local Plan will be assessed.
3.13 LCA is carried out by people who are interested in landscape. As such they are not impartial observers. Their evidence must be viewed in light of a self-interest group and judged against the overall social wellbeing of everyone including those who do not place landscape at the centre of their interest.	The need to protect and enhance landscape character is set out in the European Landscape Convention, to which the UK is a signatory, and recognised by Government planning policy in the NPPF. To help meet this policy requirement, landscape character assessments (LCAs) are prepared by suitably qualified experts following national guidance and current good practice. These LCAs form part of the evidence base which, alongside evidence on a wide range of other environmental, social and economic issues, informs preparation of the Local Plan and as well as development management decisions.
3.44 The document fails to take account of land drainage installed in arable field systems.	The scope of the Local Plan does not allow it to set out policy on the drainage of agricultural land. To the extent that such drainage is relevant to flood risk in the Plan area, it should be considered by the Surface Water Management Plan being prepared by Essex County Council and this study will inform the Local Plan and judgements made by the SA in relation to flood risk.
3.77 Evidence does not suggest anything. Interpretation of evidence may suggest something but evidence itself is simply fact. To suggest that evidence suggests a level of subsidised housing is justified is not evidence it is opinion. It has no place in a background portrait of the existing situation. Similarly, guidance on property size is again opinion not evidence.	The Local Plan and SA will be informed by the best available evidence, which will comprise both factual information and expert judgement.
3.79 Interpretation of these figures leads to a conclusion that planning policy is failing to meet the needs of the present generation. However, it is recognised that statement is opinion and not fact.	The consultee's opinion is noted.
3.88 It is notable that the SHMA and this document fail to take account of the existing housing shortage. As such this document fails a significant part of baseline evidence and is not fit for purpose until this is rectified.	The Council's 2014 SHMA includes an assessment of current backlog/shortfall, as described on pages 160-161 of that report. This is then incorporated in the overall needs assessment, set out on page 165 of the SHMA, which forms the basis of the

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	housing delivery numbers recommended by the SHMA. The SA will assess the amount and types of housing provided for by the Local Plan by reference to these SHMA figures and other relevant evidence.
3.92 There is no evidence presented to demonstrate that travel needs are met by public transport. As such to suggest that public transport is adequate in towns is opinion rather than fact.	Acknowledged - description changed to 'greater' rather than 'adequate'.
Chapter 4 Paragraphs 4.1 to 4.16 do not indicate how much weight will be given to the 16 SA objectives outlined in table 4.1. As such it is possible that some policies or site allocations will achieve a poor assessment because they may affect a large proportion of the SA objectives even though there may be a significant benefit from one measure such as economic growth. This needs to be addressed.	No weighting will be applied to effects in relation to the different SA objectives. The role of the SA is to identify all of the likely significant effects that may arise from implementation of the Local Plan and reasonable alternatives; it is for the Council to weigh these effects alongside all other relevant considerations and form a judgement on the content of the Local Plan. The SA process will document the Council's reasons for selecting certain alternatives and rejecting others, as well as how it has taken the findings of the SA into account.
Chapter 5: Most of this chapter appears to be commentary and speculation. However a couple of paragraphs are worthy of particular attention. Paragraph 5.18. The comment that enhanced town centres could also increase traffic flows and congestion. which could reduce the attractiveness of town centres relative to out of town or out of district is not borne out by evidence. There are no towns in the UK in which congestion has led to loss of trade and shops becoming vacant. However there is a strong positive correlation between parking and access restrictions and vacant properties and economic decline.	As clearly stated in the SA Scoping Report, Chapter 5 is intended as a high level commentary on the types of sustainability issue that might be associated with different broad policy directions. Assessment of Local Plan policy and site allocation alternatives will commence at the Draft Plan stage of the plan-making process. In relation to the specific representations on para. 5.18 of the commentary, the potential benefits of directing retail and town centre uses to town and village centres are clearly described in the preceding paragraphs. Paragraph 5.18 serves to highlight that without accompanying provision of good public transport facilities, such spatial concentration could result in road traffic congestion, and related negative effects.
Paragraph 5.23 This paragraph fails to take account of the local component of national housing shortage. Indeed there is only one citation of the word shortage in the entire document where it refers to housing type and not overall housing supply. Starting a plan development without taking account of this renders the housing delivery figures unreliable and possibly renders any subsequent plan unfit for purpose.	It is assumed that this representation is referring to the perceived failure to take account of the current backlog/shortfall in housing supply vs. need. This point is addressed above.
Whilst the environment is important planners must always take account of the fact that humans need to protect themselves from the environment and only once they are safe from the environment is possible to consider environmental protection. At present there are many people who are disadvantaged and in need of social and economic advance. There seems to be too much emphasis on enhancing nature and the environment and too little focus on promoting social wellbeing and economic improvement.	The SA framework is considered to provide broad coverage of all social, economic and environmental issues which exist in the District and are within the remit of local planning policy.
Organisation: Colchester Borough Council (Ref. LPISR12)	
The range of issues and opportunities are well documented.	Noted.
The assessment of sites in the SA will have to be mindful of assessing all reasonable alternatives for strategic growth locations and that clear reasons for rejection are documented as part of a detailed audit trail. This is particularly important regarding any cross-boundary sites and spatial strategy options that may emerge from this Issues and Scoping consultation. In terms of consultation stages of the plan, the next Draft Local Plan stage would appear to be the first time any of the site options or a spatial strategy would be published for consultation. As a result, the SA at the Draft Local Plan stage would be seen to appraise options /	LUC notes and agrees with these comments on the treatment of reasonable alternatives in the SA process.

Consultee comment	LUC response
<p>alternatives initially as either preferred or rejected and it will be important that the SA not only indicates that all options are assessed consistently, but that their assessment has fed into the site selection process.</p> <p>The Draft Local Plan represents the stage in which the public can put forward alternatives for consideration as referenced in the District's SCI. PPG guidance states that '<i>reasonable alternatives should be identified and considered at an early stage in the plan making process as the assessment of these should inform the preferred approach.</i>' Consideration of these additional alternatives, if reasonable, will have to be robustly evidenced in the SA. It will be important that these alternatives are also assessed to the same level of detail as the preferred options.</p> <p>The Colchester Borough Council Local Plan Issues & Options consultation document looks at reasonable growth / development strategy options. A number of these explore the potential for a separate sustainable settlement to the west of Colchester town that would extend in part into Braintree District. Should this option become an allocation, or form an integral part of the growth strategy in both the Colchester and Braintree Local Plans, it will be important that the Sustainability Appraisals of both authorities' Local Plans both explore all reasonable alternatives in line with the requirements of the SEA Regulations. In addition, the assessment of any cross-boundary site may need to respect the two SAs' respective methodologies.</p>	
<p>Organisation: N/A – Private individual (Ref. LPISR16)</p>	
<p>Support sites such as STEB 392 which are within the village envelope and which meet the NPPF, and, in particular paragraph 55</p>	<p>Consultee support or otherwise for particular potential site allocations is not of direct relevance to the SA.</p>
<p>Organisation: N/A – Private individual (Ref. LPISR17)</p>	
<p>Within the areas of cog 180 and cogg175 there is a nature reserve which has a pond where great crested live also thirty years ago at a public meeting here in Coggeshall Mr Dixon Smith who was chairman of Essex County Council discovered that a rare butterfly breeds here and with Essex nature trust threw out the plan to build on these sites, nothing has changed, only the date.</p>	<p>Consultee support or otherwise for particular potential site allocations is not of direct relevance to the SA but the presence of nature reserves will be considered when appraising potential site allocations.</p>
<p>Organisation: Braintree Group R.C.C.E – District Group of CPRE Essex (Ref. LPISR18)</p>	
<p>I am writing on behalf of the Braintree District Group of CPRE Essex in response to the BDC Sustainability Assessment Scoping Report. First of all, we would like to congratulate those who compiled this report for producing an excellent document which should under pin the developing Local Plan. In particular:</p> <ul style="list-style-type: none"> - We support BDC's intention to plan for sustainable and reasonable development despite being under pressure from the Government to accommodate a vast increase in housing stock in the District . - We also support and promote the democratically accountable planning process and welcome the opportunity to engage in this process. - As a national organisation, CPRE is deeply concerned by the projected housing needs - particularly in the South East of England. We question the projections and our National Office has called for a review of the calculations and assumptions. - We understand that all over the Country, levels of 5 year housing stock are effectively being 	<p>The views of the consultee are noted. In relation to the concern that the SA methodology fails to consider loss of agricultural land, this will be assessed via SA objective 16, as set out in Appendix 2 and Appendix 3 of the SA Scoping Report.</p>

Consultee comment	LUC response
<p>decided on an ad hoc basis by HM Inspectors during Planning Appeals. The moving of the goal-posts in terms of planning guidance has created uncertainty over the reliability of housing requirements for Local Authorities and communities. We believe that meeting housing demand should not take precedence over environmental and social sustainability in planning decisions.</p> <ul style="list-style-type: none"> - We are especially concerned that the need to find desirable sites should not prevail over policies restricting development over open countryside or existing Greenfield sites. We are determined to prevent the urban sprawl which threatens us in the Braintree District. - Every possible acre of agricultural land must be preserved for future generations. As a small densely populated island, agriculture in the UK has never been more important. We believe strongly that the report fails to address this extremely important issue. <p>The map on your websites showing the sites offered for development presents a terrifying image of a possible future scenario. Without restraint and proactive planning, large swathes of the local countryside and productive farmland could be covered in concrete and the existing settlements joined to become one massive conurbation. This situation must be avoided by strategic planning and rigorous adherence to the principles of sustainability as set out in the SA.</p>	
<p>ROADS AND TRANSPORT</p> <p>Roads</p> <p>We are concerned that the majority of sites put forward by landowners and developers are spread along the A120 between Great Dunmow, Braintree, Coggeshall and Marks Tey; in addition planning permission has been granted for a major Waste Treatment Plant to be built on Rivenhall Airfield with access onto the A120.</p> <ul style="list-style-type: none"> - The local road network and the A120 are struggling to cope with existing traffic volumes and wholly unable to service substantial new development. - Before any decisions are made about the selection of sites for development, road problems must therefore be addressed. Whilst CPRE does not support building more and bigger roads we do promote measures which will increase road safety and good health. Some parts of the A120 are extremely dangerous and residents are subjected to unacceptable levels of air pollution from traffic. - We accept that there is a powerful lobby for a complete renewal or re-routing of the A120. We do not believe that this is the answer because it has been amply demonstrated elsewhere in the country that bigger roads attract commensurately more traffic and the situation is back to square one. However, if the current study partly financed by ECC recommends a new route for the A120 it is imperative that no large development is considered until the route of the A120 is decided. Infrastructure must precede housing development. <p>Sustainable Transport</p> <p>There is a commendable focus in the Scoping and Issues document on encouraging sustainable modes of transport which will reduce the carbon footprint and improve the health of residents.</p> <ul style="list-style-type: none"> - It is essential that measures to promote sustainable transport are planned for all new developments and that conditions attached to permission must also be rigorously enforced. Infrastructure necessary for alternative modes of travel must be introduced at the first stages of development. Too often developers have got away with procrastination and sometimes complete failure to provide the required infrastructure. - CPRE Essex would like to see a stronger emphasis on rail travel as an alternative to road. Existing rail infrastructure needs improvement and where possible new railways built to reduce 	<p>The views of the consultee are noted. The effects of the Local Plan on accessibility, traffic congestion, uptake of sustainable transport modes and so on will be assessed via SA objectives 7 and 8.</p>

Consultee comment	LUC response
<p>car journeys; new railways take far less land than new roads. This will require all the local authorities in the region to work together to be put a strong case to central government. Strategic planning is essential.</p> <ul style="list-style-type: none"> - At a local level traffic control measure should be introduced to manage the movement of HGVs through urban and rural road network. This will be even more necessary when [if] the new waste site is in operation. - There should be a strong presumption in favour of maintaining footpaths and bridleways when new development is considered. Bridges over main roads can help to mitigate the loss of some routes. 	
<p>HOUSING Braintree DC is obliged to house a huge population increase under the Government's projections and it is apparent that relatively small extensions to the three towns will not provide sufficient homes. New settlements are one option and may well be the solution to avoiding urban sprawl. We strongly support the presumption in favour of using previously developed land and buildings. However we recognise that our district is fast running out of this option. Should new settlements be proposed they must be viewed as an opportunity to plan for sustainable community with all that means in terms of infrastructure. Residents must be given the opportunity to participate in the evolution of their community. In new settlements, whether urban extension or whole new garden village, consideration must be given to office space and industrial sites. Dormitory settlements should be avoided by careful planning. New developments must respond first to local needs rather than to people moving into the District from other areas and still working outside it. There should be planning for demographic change, such as increases in the pensioner or first time occupier populations CPRE Essex strongly supports the policy of permitting small affordable developments in all villages to meet local housing need and encourage a vital rural scene. Should every village be increased by even five or six houses this would represent a sizeable addition to the housing stock over the District and would not jeopardise the historically valuable identity of existing rural settlements. In order to retain the character and integrity of rural communities, the former principle of a 'green wedge' between villages should be embraced. The larger villages of Coggeshall, Kelvedon and Earls Colne should also be protected from development which is out of scale with the existing settlement and sprawl must be prevented. Agricultural Land Finally I refer back to my underlined paragraph about preserving farmland which is high-grade in our District A recent report by the Cambridge institute or Sustainability Leadership [CISL] warns that an additional 7 million hectares of farmland will be needed to meet the needs of our growing population. To plan for a sustainable future food security must be taken into account at all levels of decision making. We look forward to taking further part in the development of the new Local Plan.</p>	<p>The views of the consultee are noted. As stated above, potential loss of agricultural land will be assessed via SA objective 16, as set out in Appendix 2 and Appendix 3 of the SA Scoping Report.</p>
<p>Organisation: Bradwell Parish Council (Ref. LPISR19)</p>	
<p>3.39 Fluvial Flooding Why is Bradwell not mentioned? River Blackwater runs right through Bradwell and many homes have flooded in the past.</p>	<p>The baseline description is not intended to provide a comprehensive description of all settlements at risk of fluvial flood risk; reference will be made to the Council's SFRA in assessing flood risk at potential locations for development being considered in the Local Plan.</p>
<p>Organisation: N/A – Private individual (Ref. LPISR20)</p>	
<p>I am very concerned by the scale of house-building required and by the impact that this will have on Braintree District. I feel that the Local Plan purely concentrates on where to put the houses, with too little attention given to all the other issues created by population growth and not protecting countryside for its own sake and aiming to prevent urban sprawl.</p>	<p>The consultee's views are noted. Where relevant, these issues will be considered through the SA process.</p>

Consultee comment	LUC response
<p>The problem that you are facing is that population is growing rapidly. Therefore this Local Plan should be part of an Essex population growth plan. BDC cannot plan in isolation. There should be strategic cooperation between Local Councils and Essex County Council and there must be an acknowledgement that population growth brings not just a need for housing but a need for infrastructure and services.</p> <p>I ask you to consider the following:</p> <ol style="list-style-type: none"> 1. Infrastructure and services must be in place before house building on the level proposed (950 per annum) is allowed to go ahead. BDC must work with Essex County Council, National Government and the relevant bodies to ensure that a strategic infrastructure plan is in place. The A12 dualling study between Braintree and Marks Tey is scheduled to start later this year and until the route is fully selected, the location of large housing developments such as West Tey cannot be agreed since access from these developments onto new roads will be needed. The existing A120 cannot absorb West Tey . 2. Emphasise the importance of protecting countryside for its own sake and to include a goal of preventing urban sprawl, ensuring that all new housing is sustainable. Urban sprawl is not sustainable and we believe that particular care must be given to ensure that the 'triangle' between the A12 and the A120 with Witham, Marks Tey and Braintree as its points does not become an area of urban infill. This is a very real risk given the sites submitted in the Call for Sites and the proposal for a new town at West Tey. I note with concern that this new town is discussed at length in the Colchester consultation documents but not in the Braintree documents, despite the acknowledgement that such a town would provide significant housing for Braintree District. 3. New settlements must be urban extensions, not isolated settlements. They must be connected to places of employment in their urban centre by cycle paths, pedestrian routes and by frequent, regular and affordable public transport. By creating urban extensions which are easily accessible to the centre of Braintree, the town itself becomes more vibrant and traffic levels are reduced. 4. Jobs must be near to new developments and accessible by foot, bike or public transport. It is not enough to set aside space for employment. In addition, businesses will think twice about locating to Braintree District with the roads and rail network as they are now, particularly with the projected population and car increase if nothing is done to reduce car use. The Council must think strategically about the type of jobs it wishes to attract and how to do so. 5. High density housing must be given priority as a key solution to reducing the destruction of green-field land, prevention of urban sprawl, reducing the need for travel by car and to providing smaller housing units which people on local salaries can afford to buy. In addition, Braintree District must continue in its efforts to develop brown-field land, empty homes and commercial property. 	
<p>Organisation: N/A – Private individual (Ref. LPISR21)</p>	
<p>Para. 2.3 There may be an implied bias towards major developments in this paragraph by reference to urban extensions and new settlements without reference to smaller more dispersed development options as well.</p>	<p>All reasonable alternative spatial options for housing growth considered by the Council will be subject to SA. This is anticipated to take place at Draft Plan stage.</p>
<p>Para. 3.16 It is difficult to comment on this document if there is to be a revised Landscape Assessment due later in 2015. This may have a significant impact on the conclusions of the</p>	<p>The SA will draw on the most up to date evidence documents available at each stage of the SA process.</p>

Consultee comment	LUC response
Appraisal.	
Para. 3.21 and 3.22 The levels of pollution appear to discount development being allowed in the locality of these findings. It is noted this referred to in the Issues and Scoping Document.	Local Plan proposals will be assessed for their likely effect on baseline air quality in relation to SA objective 14. Further details are available in Appendix 2 and Appendix 3.
4.7 The summary of the approach to the inclusion of reasonable alternatives is tautological and therefore potentially self-proving. Reasonable alternatives should not be too narrowly defined by the exercise itself. If so the approach will be unsound. The primary approach should be redefined to meet policy in the National Planning Policy Framework and the National Planning Practice Guidance (not referred to and should be) and then to the Local Plan objectives. Then having regard to the public consultation responses received, and the evidence base, (much of which is not yet available) policy can be more soundly developed. Sustainability as the 'golden thread' should be recognised and should not be implicitly assumed. (See the NPPF para.14).	<p>It is acknowledged that the Plan could, in theory, rule out alternatives which might otherwise be considered reasonable by setting very narrow objectives. For reference, the scoping report says:</p> <p>'Part (b) of Regulation 12(2) above notes that reasonable alternatives will take into account the objectives of the plan, as well as its geographical scope. Therefore, alternatives that do not meet the objectives of the Local Plan or national policy, or are outside the Plan area are unlikely to be reasonable.'</p> <p>However, whilst there is a regulatory requirement to appraise the plan objectives there is no requirement to appraise reasonable alternative Plan objectives.</p> <p>NPPG: Stage B1 of SA process: Test the Local Plan objectives against the sustainability appraisal framework. Stage B2 of SA process: Develop the Local Plan options including reasonable alternatives. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan.</p> <p>In the unlikely event that the Plan specified very narrow objectives then the SA would highlight this fact, although there is no requirement for it to do so. The Plan's objectives will, in any event, need to be consistent with the NPPF.</p>
4.15-16 The Sustainability scores and weighting methodology adopted should be open and transparent when assessing each policy and each and every site, and then be open to a public response. It should be careful to include parts of sites identified for consideration where this may be appropriate, even where put forward in their entirety, and not exclude the whole of a site where a negative factor may only apply to a part.	<p>The SA Scoping Report clearly documents the proposed policy and site assessment methodologies and provides the opportunity for representations thereon.</p> <p>The comment implies an approach of sub-dividing site allocation options and providing appraisals of distinct areas within them. Such an approach is deemed disproportionate to the content and level of detail of as Local Plan and to be more appropriate to considering individual proposals through the development management process.</p>
4.37 The 25% approach appears arbitrary and unsupported by evidence and so may prove unsound. This requires clearer justification.	The 25% figure is based on professional judgement, has been found acceptable in SA of other Local Plans and is judged reasonable as a general assumption in this case. Since the assumption is clearly stated, this allows consultees to make the case for a smaller scale effect or uncertain effect on the constraint in question if they can put forward site-specific evidence that the undeveloped proportion will be sufficiently large to allow significant effects on the underlying constraint to be avoided.
4.38-39 The 'ped-shed' distances adopted based upon the quoted institute of Highways and Transport are noted but these should be applied with discretion and some flexibility. In rural areas longer walking distances can be more acceptable compared to urban areas, especially for bus stops where services are less frequent and more important relative to more accessible	See response to comment LPISR9.

Consultee comment	LUC response
urban locations. Differentiation is required.	
5.14.-5.22 There is no reference to the significant impact of even small amounts of additional housing to villages that can then make a business viable which was failing, and which may then allow pubs, shops and other community facilities and local services and the social infrastructure to continue despite falling household size and potentially falling car use. This is an important part of the positive impact of some dispersed development in the less than larger villages and it would be unsound not to take this disproportionate benefit into account. This would complement para. 5.29, but villages should not be superficially or otherwise arbitrarily categorised into small or large without regard to the proportionate effects.	As noted above, the significance of housing allocations to the viability in rural areas of services and facilities other than post offices, primary shopping areas and GP surgeries has been addressed by adding a test of proximity to Local Centres to SA objective 4 and by differentiating between likely travel distances to services and facilities in rural vs. urban areas.
5.34-5.44 The linking of rail and bus services to extend the scope for dispersed sustainable development should also not be overlooked. Public transport corridors as potential sustainable development areas should be taken into account in the Appraisal.	The potential sustainability benefits of directing development to locations with good access to public transport will be tested via SA objectives 7 and 8.
The concerns raised above regarding the dangers of causal inference and therefore arbitrary decision bases being used for assessment, e.g. percentages, or using points in weighting leading to mechanistic assessments, is a concern arising from the proposed approach. Other linkages may also be overlooked, e.g. public transport corridors and the need for small settlement growth to maintain shops, services and facilities. There is also concern over to easy a reliance on past assessments, or holistic site approaches, and to assumed significances that could then prove unsound. A clear and transparent basis for the approach adopted is required overall and site by site and by part of site. This should be applied during assessments through to adoption of the Appraisal and it should be made with clear justifications for any such assessments - having regard to the concerns now raised and matters missed. Any other methodical approach could be considered to be 'black box' and unsound. With the above suggested approaches can the methodology of the Sustainability Appraisal be considered reasonable.	The SA Scoping Report provides a clear and transparent description of the assessment methodology to be applied. More specific points are addressed above.

Table A8.2 Responses to consultation on SA of Braintree DC Draft Local Plan

LUC ref.	Representation	LUC response
	Sarah Fraser for Natural England (ID 443104)	
1	Natural England broadly supports the methodology used in the Sustainability Appraisal for Part 2 of the Braintree Plan and is generally supportive of the proposed indicators for monitoring purposes. However, it may also be useful to monitor the amount of green infrastructure delivered and priority habitat created or enhanced. From the information provided the allocations for development appear to be broadly located in areas which are likely to have the least impact on nationally and internationally designated sites and landscapes.	Future iterations of the SA will include additional monitoring measures for GI and priority habitat accordingly.
	Sarah Meritt, resident of Feering	
2	The Strategic Environmental Assessment / Sustainability Appraisal of policy LLP20 is contained in Part 2 of the SA for the Draft Local Plan. Pages 89 and 90 set out the assessment of LLP20 and at no point is the effect of virtually tripling the size of the village considered. For residents who have chosen to live in Feering due to its quiet and rural location, the effects on them of this urbanisation of the village and influx of a significant number of people cannot be seen in the report or quantified and understood. The SEA Directive (2001/42/EC) (and its implementing regulations) requires an assessment of the likely significant effects on the environment of the Draft Local Plan, including on issues such as population. For the assessment that has been provided to have ignored this likely significant environmental effect on the current population of Feering is not reasonable and renders the assessment undertaken deficient.	<p>For most SA objectives, the effects of large-scale development in this area, e.g. new employment, new services and facilities, new public transport links, are considered to be significant positive effects. All sites have been assessed in line with the SA Framework, which was subject to consultation with the statutory consultees and the public and changes made as appropriate.</p> <p>Chapter 10 of the SA, regarding cumulative effects, considers the effects of large scale development and the plan as a whole on SA Objective 15: Landscapes and townscapes. This recognises that the plan 'will undoubtedly have an effect on the landscape and townscape of the district', but whether this is positive or negative depends on individual views.</p> <p>Consideration will be given at the next stage of assessment to highlighting settlements at which proposed growth represents proportionally large growth in comparison to the existing settlement size.</p>
3	Transport:- the village of Feering contains various small, rural roads. Without a clear policy in the Local Plan (and planning condition imposed on any planning permission that may be granted subsequently) that would prevent the development from connecting to and having access onto these roads, the development would be unacceptable in terms of traffic impacts and safety. This is particularly the case for The Street and New Lane in relation to FEER 232. Again, the SA for the Draft Local Plan does not assess or explain these traffic and transport effects at a strategic level.	Policy LPP20 states that the development would include a new link road between Inworth Road and the A12 junction, improvements to the A12 junction and local road improvements. The SA assumes that these factors would allow satisfactory access to the site.
4	Indeed, It is not clear why Feering has been selected to take 50% of the proposed growth across the four population centres. Why has Feering been included in the list of four population centres at all and, if Feering has to host significant development, why hasn't an allocation of 500 units per population	BDC, as the plan-making authority, is responsible for identifying the reasonable alternatives it considered before selecting the preferred policies and allocations put forward in the Plan. LUC's responsibility is to assess those reasonable alternatives.

LUC ref.	Representation	LUC response
	<p>centre been considered? It is these questions that the Local Plan and, at the very least, the SEA/SA need to consider and address. Further submissions regarding the lack of consideration of alternatives and therefore the deficiency of the SEA that has been undertaken is set out below.</p>	<p>The Draft Local Plan sets out the broad spatial strategy in Chapter 5, establishing a hierarchy of centres based on their sustainability merits and the size, function and services that each of the areas can offer. Kelvedon with Feering is identified as a 'Service Village', i.e. a large villages with a good level of services including primary schools, primary health care facilities, convenience shopping facilities, local employment opportunities and links by public transport and road to the larger towns. Taking into account this hierarchy, alongside the constraints and opportunities which the Council has identified through the work on the Local Plan, the spatial strategy is to concentrate development on Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead.</p>
5	<p>This legally deficient approach is one that is analogous to the way that development in Feering has been considered by Braintree District Council (At page 90, Part 2 of the SA for the Draft Local Plan sets out that "<i>No reasonable alternatives to this policy were considered by the Council</i>").</p> <p>It is simply not acceptable (or legally compliant) that Feering has been selected and promoted as a location for such significant development (nearly triple the number of residents as the existing village) without reasonable alternative locations for the 1,000 units being considered and assessed. This approach is fundamentally legally flawed and as such, policy LLP20 should not be adopted by the Council.</p> <p>On the basis of the above, the Draft Local Plan is not sound and failure to comply with the SEA Directive (and implementing regulations) renders it at significant risk of legal challenge.</p>	<p>In line with the spatial strategy, Policy LPP 16 defines the numbers of houses to be provided at strategic growth locations, including 1,000 dwellings on land at Feering.</p> <p>Policy LPP 20 is concerned with the particular site to be developed at Feering (as well as the form that development of 1,000 dwellings and supporting infrastructure will take). Whilst no reasonable alternatives to the policy text were considered (as stated at page 90 of the SA of the Draft Plan), the SA makes clear that a wide range of reasonable alternative sites were considered and subject to SA, as presented in Chapter 9 of the SA of the Draft Local Plan. These sites include site options at Feering and elsewhere which were not carried forward as preferred sites. Reasons for selecting or rejecting site options are documented in Appendix 9 to the SA of the Draft Plan.</p>
	<p>Rob Snowling for Pigeon Land Ltd.</p>	
6	<p>SA Objective 1: The SA states that there will be no effect on this objective (0). However, the provision of 17ha new green space to meet an identified local deficiency within the village... represents a significant positive effect (++)</p>	<p>Publically accessible open space is considered as part of SA Objective 3. The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.</p>
7	<p>SA Objective 4: The SA states that there will be no effect on part (a) of this objective (0). However, the increase in population as a result of the proposed scheme would have a positive impact upon the vitality and viability of Coggeshall by helping to sustain local services and facilities. This would represent a positive effect (+ or ++). The scheme would also provide economic benefits in the form of additional New Homes Bonus and Council Tax revenue.</p>	<p>Any housing development could have potential to positively affect service centres. The SA Framework was created on this basis and the potential for residents to contribute to the vitality and viability of service centres has been assessed via Question 4c. The SA objective has been assessed on the basis that potential development sites could significantly contribute to the vitality and viability of a service centre if they are within 800m of these centres, for Main Town allocations, or within 8km of a service centre, for sites elsewhere.</p>

LUC ref.	Representation	LUC response
8	SA Objective 5: The SA concluded that the site will have a positive effect (+) on distances to main employment areas. Given the scheme includes 9,000sq.ft of new business space in the form of a purpose built business hub it is considered that the effect on this objective will be a significant positive (++). The SA also stated that there will be no effect (0) in respect of Broadband availability, whereas BT Openreach has confirmed that broadband speeds of between 10Mb and 19.5Mb are available within the area. This score should therefore be increase to positive effect (+).	The SA Framework explains that an assessment of significant positive effects (++) is not available with regards to access to employment. The SA framework has been designed to support a level of detail of SA that is considered appropriate for the content and level of detail in the Local Plan. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, , information gathered or provided by site proposers in connection with individual development proposals, for example through correspondence with BT Openreach, has not been considered.
9	SA Objective 6: The SA scores COGG180 as having a negative effect against this objective, citing the loss of greenfield land as the justification. However, the provision of 17ha of new green space (as opposed to habitat poor arable farmland) will create significant opportunities for habitat creation and will significantly increase the site's biological diversity. This change would represent a significant positive effect (++).	The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.
10	SA Objective 12: Anglian Water, in its response to the planning application, has confirmed that there is sufficient capacity in the foul network to accommodate COGG180. The effect on capacities in the sewage network should therefore be changed to neutral (0).	This objective will be reviewed for all sites when the Water Cycle Study has been updated.
11	The SA refers to a significant negative effect due to the site being within 200m of the A120. However, the site is not located within an Air Quality Management Area and the new homes that are proposed within the site would be located away from the A120 with the proposed woodland forming a buffer between the new homes and the A120. The effect should therefore be changed to neutral (0).	The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA. In line with the SA framework (which was subject to consultation with the statutory consultees), any site within 200m of the A12 or A120 has potential for negative effects.
	Strutt and Parker LLP on behalf of Pigeon Land Ltd (client same as above)	
12	Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is deeply disconcerting that the SA/SEA in relation to Policy LLP 16 (Housing Provision and Delivery) states: <i>"No reasonable alternatives to this policy were considered by the Council"</i> (paragraph 6.111).	BDC, as the plan-making authority, is responsible for identifying the reasonable alternatives it considered before selecting the preferred policies and allocations put forward in the Plan. LUC's responsibility is to assess those reasonable alternatives. The Draft Local Plan sets out the broad spatial strategy in Chapter 5,

LUC ref.	Representation	LUC response
	<p>It is clear from the above that the Council has failed to consider and assess reasonable alternatives as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this iteration of the Local Plan.</p> <p>Unless addressed (i.e. this iteration of the DLP is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for) not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant. The settlement hierarchy is a key determinant of the spatial strategy and it appears that the Council have undertaken a prescriptive approach to the distribution of housing without a full consideration of the alternatives. This results in an overly simplistic approach, which fails to direct development to the most sustainable locations, and could result in more suitable and sustainable opportunities being overlooked.</p>	<p>establishing a hierarchy of centres based on their sustainability merits and the size, function and services that each of the areas can offer. Taking into account this hierarchy, alongside the constraints and opportunities which the Council has identified through the work on the Local Plan, the spatial strategy is to concentrate development on Braintree, planned new garden communities, Witham and the A12 corridor, and Halstead. Policy LPP 16 defines the numbers of houses to be provided at strategic growth locations in line with the spatial strategy.</p>
13	<p>There is no evidence to suggest that the SA/SEA (or a draft version of the assessment) was available to Members of the Local Plan Sub Committee at any of the series of meetings held up until 25 May 2016 to agree the spatial strategy or to inform proposed allocations. At the Local Plan Sub-Committee which recommended the draft Local Plan to Council for consultation on 26 May 2016, there is reference at paragraph 4.1 of the agenda to the SA/SEA <i>not having been completed</i>. Further, there is nothing to suggest Members were presented with a draft assessment to inform decisions. At a meeting of Council on 20 June 2016, publication of the draft Local Plan for consultation was agreed. There is again reference in the agenda to the SA/SEA not having been completed yet (paragraph 4.1). Again, there is no evidence that a draft assessment was available to Members at this juncture.</p>	<p>Findings from the SA were available to officers during drafting of the Local Plan, and the SA was cited within the reports to members. A draft SA was available to officers prior to publication of committee reports in May. On the 26th May, delegated authority for the approval of the Sustainability Appraisal/Strategic Environment Assessment of the draft Local Plan was given to the Chairman of the Local Plan Sub-Committee in consultation with the Cabinet Member for Planning and Housing. A final version of the SA/SEA was later completed for the public consultation in June.</p>
	<p>Strutt and Parker LLP on behalf of Countryside Properties</p>	
14	<p>Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is deeply disconcerting that the SA/SEA in relation to Policy LLP 16 (Housing Provision and Delivery) states: "<i>No reasonable alternatives to this policy were considered by the Council</i>" (paragraph 6.111).</p> <p>It is clear from the above that the Council has failed to consider and assess reasonable alternatives as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this iteration of the Local Plan.</p> <p>Unless addressed (i.e. this iteration of the DLP is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for) not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant.</p>	<p>See response to representation ref. 12 (above).</p>

LUC ref.	Representation	LUC response
15	<p>In the case of SA objective 3, SA objective 5 and SA objective 9, the focus of the assessment is on distance to various facilities. As such, rather than assessing impact on the objective in question, the assessment is in fact considering accessibility. Whilst accessibility is one valid consideration as part of the SA (and indeed is considered under SA objective 8) the fact that it is used as a means of assessing options against multiple, other objectives, is a categorical error that has distorted the SA findings.</p>	<p>The SA of site options focuses on those effects which vary according to the location of a development site; effects which vary according to the broader spatial strategy or the quantum of a particular development are assessed elsewhere, for example in the separate SA of policies LPP 1 and LPP 16.</p> <p>Using distance thresholds is an accepted approach to assessing the effects of site options in relation to SA objectives and allows consistent assessment and comparison between sites, particularly when a large number of sites require appraisal and the information available for each site varies in detail. Distance is used as a proxy to consider the opportunities and services likely to be available to potential future residents and which they can therefore benefit from or support the viability of. As per the SA Framework used for this SA, it should be supplemented with other assessment metrics.</p> <p>The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account. As such it is considered that the SA Framework and method of assessment are suitable.</p> <p>More specific aspects of this representation are addressed below.</p>
16	<p>In the case of site CRESS 193, for example, the site is assessed as having a negative effect on SA objective 5 (to achieve sustainable levels of prosperity and economic growth) by virtue of the site not being within 800m (walking distance) of an employment area. However, this is clearly an accessibility consideration, not a prosperity and economic growth matter. Similarly, the site is said to have a negative impact on SA objective 3 (to improve the health of the District's residents and mitigate/reduce potential health inequalities) simply because it is not within 800m walking distance of a NHS GP surgery. Again, this is considered specious reasoning, as the closest surgery is only 2.1 miles away and still highly accessible from the site.</p>	<p>As per the SA Framework, SA Objective 5 relates not just to proximity of employment sites (although accessibility of employment opportunities for new residents is an important consideration), it also relates to protecting mineral reserves, availability of broadband and employment provision.</p> <p>Likewise, SA Objective 3 also considers access to green space and provision of open space.</p> <p>The justification for the distance thresholds used in the SA framework is provided in paras. 2.52-2.53 of the SA of the Draft Plan and is considered reasonable. Distance is used as a proxy to consider the opportunities and services likely to be available to potential future residents and which they can therefore benefit from or support the viability of.</p>
17	<p>An example of how these categorical errors have distorted the SA/SEA's assessment of options is provided by the consideration of sites CRESS 191 and CRESS 193 in relation to SA objective 9 (To improve the education and skills of the population). CRESS 193 is immediately adjacent to Crossing Primary School and its allocation for development would enable the potential enhancement and expansion of the village's school. Site CRESS 191 offers no such potential. However, sites CRESS 191 and 193 have simply been assessed against SA objective 9 in relation to their physical distances from primary and secondary schools. Site 191 is said to be have a more positive impact than CRESS 193 in relation to secondary education, because it is physically closer to a secondary school. The converse is the case in respect of primary education, with CRESS</p>	<p>See comments above regarding distance thresholds. Ease of access to educational facilities, without the need to use a car, is an important sustainability principle and one that can be usefully measured consistently across a large number of sites. It is recognised that some sites may offer the potential for a bus route, but there is no guarantee that such bus services will be provided, and it risks introducing inconsistency into the site appraisals regarding this potential (unless there is a clear commitment to provide such a bus service). Hence, distance provides a consistent and reliable measure. Distance is used as a proxy to consider the opportunities and services likely to be available to potential future residents and which they can therefore benefit from or support the viability of.</p>

LUC ref.	Representation	LUC response
	<p>193 being closer to the nearest primary school. Not only does this categorical error fail to acknowledge the significant benefits that would be afforded by the allocation of CRESS 193 in respect of education, it should be recognised that it is simply nonsensical to suggest that future residents of site CRESS 191 would have access to a better level of secondary education than those of CRESS 193 by virtue of them being several hundred metres closer to the nearest secondary school. Once again, the SA/SEA is simply considering accessibility and potential reliance on the private car, when this has already been considered through a different SA objective. It is pertinent to note that the Land between Braintree Road and Mill Lane offers an opportunity for the provision of a bus route through the site, whereas other sites that scored higher in the SA Assessment may not be able to.</p>	<p>In addition, the SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations, including potential contributions to enhance education provision, were not taken into account in the SA.</p> <p>However, as noted above It is assumed that provision of these will be made in response to need and that constraints on the expansion of existing facilities that cannot be overcome in a particular location will be addressed via new provision at an alternative location. This assumption applies both to the cumulative needs of smaller housing allocations and for the individual needs of larger housing allocations; explicit assumptions for larger allocations were stated at para. 2.48 of the SA Report for the Draft Local Plan.</p>
18	<p>In addition to the above categorical errors, there are further flaws in how sites have been assessed through the SA/SEA. It is noted, for example, that site CRESS 193 has been assessed as having a negative effect on SA objective 6 (to conserve and enhance the biological and geological diversity of the environment). The SA/SEA states its development will have a negative impact on designated wildlife sites or Ancient Woodland, simply by virtue of it being a greenfield site. It should be recognised that the site is not in or near to any sites designated for their ecological value or Ancient Woodland. Further, the site is an arable field in monoculture agricultural use. It is therefore of very limited ecological value. Indeed, its allocation to help meet development needs would help alleviate pressure on other, potentially more biodiverse sites to be developed.</p>	<p>The SA does not state that developing the site would affect any designated wildlife sites or ancient woodland because it is a greenfield site. These are separate assessment metrics.</p> <p>The SA Framework (which was subject to consultation with the statutory consultees) recognises that development of sites consisting of a significant proportion of greenfield land could potentially have negative biodiversity impacts. As it has not been possible to assess the ecological value of each site, a consistent approach has been used for all sites based on whether it is greenfield or previously developed land on the assumption that greenfield land has the greater potential for biodiversity interest, even if that biodiversity interest is not currently present.</p>
19	<p>In addition it is not clear if the SEA has been informed by the findings of the councils' and Environs Settlements Fringes Landscape Area Evaluation (June 2015), which confirmed that CRESS 193 has medium capacity to accommodate landscape change i.e. development. It is the intention to suitably and sensitively landscape the site, to ensure minimal impact upon the landscape as a result of the proposed development.</p>	<p>Appendix 4 of the SA Framework states in relation to SA objective 15 that the June 2015 Settlements Fringes Landscape Area Evaluation was used where relevant.</p> <p>The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.</p>
20	<p>Site CRESS 193 is also said to have a negative effect on SA objective 15 (to maintain and enhance the quality of landscapes and townscapes), despite the commentary within the SA/SEA's assessment noting that the majority of the site (98.49%) in an area of only moderate sensitivity to change.</p>	<p>The SA Framework explains that development in landscapes of moderate sensitivity to change is considered to have a minor negative effect.</p>
21	<p>SA objective 16 is to safeguard and enhance the quality of soil. The decision-</p>	<p>The SA framework has been designed so as to support a level of detail of SA</p>

LUC ref.	Representation	LUC response
	aiding question considers loss of good quality agricultural land. As noted elsewhere in this representation, a detailed Agricultural Land Classification and Soil Resources Report has been prepared by qualified consultants. This identified site CRESS 193 as Grade 3, Subgrade 3b - moderate quality land. As such, its development would not represent the loss of best and most versatile agricultural land. Rather, its allocation for development to help meet housing needs would alleviate pressure to develop better and more versatile agricultural land in order to meet development needs.	that is considered appropriate for the content and level of detail in the Local Plan, and which allows for consistent appraisal across all sites. As such, information gathered or provided by site proposers in connection with individual development proposals, for example soil quality assessment, has not been considered. In accordance with the SA Framework, development on Grade 3 land (whether 3a or 3b) is considered to have a negative effect.
22	A further concern with the SA/SEA we have is how effective it is in enabling a comparative assessment between options. For example, SA objective 2 is to provide everyone with the opportunity to live in a decent home, and the decision-aiding question within the assessment relates to the provision of affordable housing. Site CRESS 193 is said to have a significant positive effect on this SA objective, with the assessment noting that the allocation of 300 houses here will make a significant contribution to affordable housing. We concur with this conclusion. However, we note that site CRESS 201 has also been assessed as having the same, significant positive effect, despite the fact it is only projected to provide 70 dwellings. Clearly, the development of 300 homes would have a substantially greater positive impact on the objective of providing everyone with an opportunity to live in a decent home than the provision of 70 dwellings, yet the SA/SEA does not appear to recognise this or alert the reader to it.	The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account. This included thresholds indicating the point at which a significant positive effect is expected to occur with respect to affordable housing provision. In the case of CRESS 193 and CRESS 201, both sites met the threshold for significant positive effects, even though one site is likely to deliver more affordable housing than the other. As such it is considered that the SA Framework and method of assessment are suitable.
23	It is far from clear how the Council has arrived at the decision to reject site CRESS 193 and propose allocation of CRESS 201, given the findings of the SA/SEA. There are no other considerations that suggest such an approach is justified – there is nothing, for example, to suggest CRESS 193 is undeliverable.	Reasons for selecting or rejecting site options are presented in Appendix 9 of the SA Report.
24	One possible explanation for the failure of the DLP to account for the findings of the SA/SEA is that it was not available to decision-makers at the time decisions were made. The Local Plan Sub-Committee considered the potential allocation of sites in Cressing (as well as a number of other settlements) on 9 May 2016, at which there was no evidence the SA/SEA (or an early draft of this assessment) was available to, or used by, decision-makers.	See response to representation ref. 13 (above).
Strutt and Parker LLP on behalf of the Geraghty family		
25	Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is deeply disconcerting that the SA/SEA in relation to Policy LLP 16 (Housing Provision and Delivery) states: <i>"No reasonable alternatives to this policy were considered by the Council"</i> (paragraph 6.111). It is clear from the above that the Council has failed to consider and assess reasonable alternatives as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this	See response to representation ref. 12 (above).

LUC ref.	Representation	LUC response
	<p>iteration of the Local Plan. Unless addressed (i.e. this iteration of the DLP is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for) not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant.</p>	
	<p>Strutt and Parker LLP on behalf of Marden Homes Ltd</p>	
26	<p>...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005).</p>	<p>The SA Framework (which was subject to consultation with the statutory consultees and the public) describes whether and how development boundaries have been considered during the SA, e.g. Appendix 4 criteria for assessment of effects in relation to SA objective 8. LUC is not responsible for defining these boundaries.</p>
27	<p>Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is deeply disconcerting that the SA/SEA in relation to Policy LPP 16 (Housing Provision and Delivery) states: <i>"No reasonable alternatives to this policy were considered by the Council"</i> (paragraph 6.111). It is considered that a greater level of allocation to villages including at the land to the south of The Limes, Gosfield, is a reasonable alternative to housing provision within the District and therefore should have been given due consideration. It is clear that the Council has failed to consider and assess reasonable alternatives, as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this iteration of the Local Plan. Unless addressed (i.e. this iteration of the Local Plan is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for), not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant.</p>	<p>See response to representation ref. 12 (above).</p>
28	<p>We consider the site at the Limes, Gosfield has not been accurately assessed through the SA/SEA process we regards to the latest proposals and available technical information with regards to the site. It is noted, for example, that site GOSF251 has been assessed as having a negative effect on SA objective 6 (to conserve and enhance the biological and geological diversity of the environment). The SA/SEA implies that development will have a negative impact on designated wildlife sites or Ancient Woodland, simply by virtue of it being a greenfield site. It should be recognised that the site is not in or near to any sites designated for their ecological value or Ancient Woodland. Furthermore, the site is currently vacant. It is therefore of very limited ecological value. Indeed, its allocation to help meet development needs would help alleviate pressure on other, potentially more ecologically sensitive sites from being developed, and would also provide an opportunity for on-site biodiversity enhancements.</p>	<p>The SA does not state that developing the site would affect any designated wildlife sites or ancient woodland because it is a greenfield site. These are separate assessment metrics. The SA Framework (which was subject to consultation with the statutory consultees) recognises that development of sites consisting of a significant proportion of greenfield land could have negative biodiversity impacts. As it has not been possible to assess the ecological value of each site, a consistent approach has been used for all sites based on whether it is greenfield or previously developed land on the assumption that greenfield land has the greater potential for biodiversity interest, even if that biodiversity interest is not currently present. In addition, the SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in</p>

LUC ref.	Representation	LUC response
		order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.
	Strutt and Parker LLP on behalf of Bradwell Estates	
29	...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005)).	See response to representation ref. 26 (above).
30	The SA/SEA confirms that sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings were not considered by the Council to be reasonable alternatives. There is nothing to support the assertion that sites capable of delivering fewer than 10 dwellings does not represent a reasonable alternative to be dismissed without due consideration. The Environmental Assessment of Plans and Programmes Regulations (2004) require reasonable alternatives to be considered and assessed to the same level of detail as the preferred approach, and as such the Local Plan and its accompanying SA/SEA is required to consider the allocation of these smaller sites. Failure to do so risks the Local Plan failing the requirement to be legally compliant.	The SA clarifies that these sites are not reasonable alternatives <u>for allocation</u> through the Local Plan process. The strategic nature of the Local Plan means that the Council did not consider it appropriate to allocate such small sites and would be considered as windfall development. Therefore smaller sites do not constitute reasonable alternative site allocations as they would not be allocated through the Local Plan. Small sites coming forwards as windfalls in due course are more appropriately assessed through the development management process.
31	... it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on a historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005)).	See response to representation ref. 26 (above).
32	Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is deeply disconcerting that the SA/SEA in relation to Policy LLP 16 (Housing Provision and Delivery) states: <i>"No reasonable alternatives to this policy were considered by the Council"</i> (paragraph 6.111). It is clear from the above that the Council has failed to consider and assess reasonable alternatives as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this iteration of the Local Plan. Unless addressed (i.e. this iteration of the DLP is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for) not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant.	See response to representation ref. 12 (above).
33	There are further flaws in how sites have been assessed through the SA/SEA process. It is noted, for example, that site BRAD142 has been assessed as a	The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order

LUC ref.	Representation	LUC response
	7.5ha site whilst only a small portion of the land is proposed for residential development and a significant proportion is to remain as existing. For clarification, the red line has now been amended to exclude the areas of the site which are within our client's ownership but which are not proposed for development. In this regard, it is considered inappropriate for the site to be scored negatively on the basis that 2.8% of the site is located within the Blackwater Plantation West LoWS when this part of the site is not proposed for development. Similarly, development is not proposed for the area of the site within Environment Agency Flood Zones 2 and 3, or anywhere less than 200m from the A120 so there will be no negative effects on SA objectives 13 and 14 as has been concluded.	to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.
34	The proposed area for residential development is not in direct view of any nearby listed buildings and it is not considered that it would have any detrimental impacts.	The SA does not state that there will be detrimental impacts, it simply recognises the presence of listed buildings nearby, recording uncertain effects with regards to the historic environment.
Strutt and Parker LLP on behalf of Ulting Overseas Trust		
35	In the case of SA objective 3, the SA/SEA states that development will result in a loss of public open space as part of the site is used as fisheries. However, firstly it must be recognised that there is no existing public open space within the site. Secondly, and as per our Call for Sites submission to the Council in 2014, existing water features could be retained, landscaped and improved. Furthermore, addition public open space could be provided through the development of the site. As such, it is considered that the site's development could have a positive impact on the provision of publicly accessible open space, and the SA/SEA should acknowledge this.	The SA considered that potential loss of the fisheries would represent loss of a recreational resource. The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.
36	In respect of SA objective 6, the SA/SEA states that development of site HATF 317 and 321 will have a negative effect in relation to impact on designated wildlife sites or Ancient Woodland. As acknowledged in the SA/SEA, the site is not located within a designated site, nor is it within 100m of a designated site. In addition, the site is not within a SSSI impact risk zone for residential development. It would appear that the sole reason why development of the site is considered to have a negative impact on this SA objective is that it is a greenfield site. However, such a conclusion is flawed, as greenfield sites are not intrinsically biodiverse, and there is no evidence to suggest that site HATF 321 is of ecological value.	The SA Framework (which was subject to consultation with the statutory consultees) recognises that development of sites consisting of a significant proportion of greenfield land could have negative biodiversity impacts. As it has not been possible to assess the ecological value of each site, a consistent approach has been used for all sites based on whether it is greenfield or previously developed land on the assumption that greenfield land has the greater potential for biodiversity interest, even if that biodiversity interest is not currently present.
Strutt and Parker LLP on behalf of Mrs Newman		
37	It is noted that site PANF 136 has been assessed by the SA/SEA as having a negative effect on SA objective 6 (to conserve and enhance the biological and geological diversity of the environment). The SA/SEA states its development will have a negative impact on designated wildlife sites or Ancient Woodland. However, the only purported justification for this negative impact provided by	The SA does not state that developing the site would affect any designated wildlife sites or ancient woodland because it is a greenfield site. These are separate assessment metrics. The SA Framework (which was subject to consultation with the statutory consultees) recognises that development of sites consisting of a significant

LUC ref.	Representation	LUC response
	<p>the SA/SEA is that the site is greenfield. Greenfield sites are not inherently of ecological value, and is somewhat disconcerting to that the SA/SEA appears to consider them as such. In relation to site PANF 136 specifically, the site is not in or near to any sites designated for their ecological value or Ancient Woodland. The site is an arable field in monoculture agricultural use and is therefore of very limited ecological value. The SA/SEA should recognise this, and that the site's allocation to help meet development needs would help alleviate pressure on other, potentially more ecologically valuable sites to be developed.</p>	<p>proportion of greenfield land could have negative biodiversity impacts. As it has not been possible to assess the ecological value of each site, a consistent approach has been used for all sites based on whether it is greenfield or previously developed land on the assumption that greenfield land has the greater potential for biodiversity interest, even if that biodiversity interest is not currently present.</p>
38	<p>In consideration of the site against SA Objective 8 (promote accessibility and ensure the necessary transport infrastructure to support new development) the SA/SEA states that vehicular access to the site access cannot be gained. However, we dispute this conclusion. The site has the potential to be served by good vehicular access. The development of this site will represent a logical extension to the existing Springwood Industrial Estate and could be served by an extension to the existing Springwood Drive. As such, not only can vehicular access to the site be achieved, but this could enable all of the employment uses on both this proposed site and the adjacent allocated site to have direct access from Springwood Drive. This would offer the benefit of negating the need for HGV and other industrial traffic from having to access the sites via Panfield Lane.</p>	<p>The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. BDC assessed the suitability for vehicle access at each site during site visits.</p>
39	<p>The site has been assessed by the SA/SEA as having a negative impact in relation to its distance to public transport connections. Firstly, it should be noted that the SA/SEA has counted this as a negative for the site in relation to both Objective 7 and Objective 8 of the SA Framework, i.e. this issue has been double-counted.</p>	<p>Proximity to public transport services is relevant to both choice of transport mode (SA objective 7) and the accessibility of a location by any mode (SA objective 8). The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account. As such it is considered that the SA Framework and method of assessment are suitable.</p>
40	<p>...it is relevant to note that the site is immediately adjacent to one of Braintree District's Council strategic growth locations (Land to the north-west of Braintree – off Panfield Lane), as identified in the adopted Core Strategy (2011). The Council's 2013 masterplan for this growth location allocates areas abutting site PANF 136 for employment use. In addition, the masterplan states the following at page 23: "Initial discussions have been held with First as the main bus operator in the area, who have agreed the principle of a new route being provided to serve the development. It is anticipated that any new service would connect the site to the town centre, bus station and railway station via Rayne Road and Springwood Drive. "Such a route would have the added benefit of providing bus services along the whole length of Springwood Drive for the first time and so greatly improve the accessibility of the existing employment area by public transport." (emphasis added)</p>	<p>The section of the SA assessing site options assesses each on its own merits; cumulative effects of the Local Plan as a whole are addressed separately. In terms of existing infrastructure and facilities, SA of sites has been carried out using GIS data provided by BDC. When deciding which sites to allocate, it is recommended that BDC consider significant Council commitments relative to each site specific proposal.</p>

LUC ref.	Representation	LUC response
	<p>The Council's Site Allocations and Development Management Plan (SADMP) identifies this growth location site as BOS6H. In the SA/SEA that accompanies the SADMP, site BOS6H as assessed as having significant positive impacts in relation to distance to bus stops and regularity. Clearly site PANF 136 will also benefit from these public transport services to be provided to ensure the Land north-west of Braintree is a sustainable growth location, and the SA/SEA should be amended to reflect this.</p> <p>Further, policy LPP 19 of the DLP proposes allocation of Former Towerlands Park Site (located to the north of site PANF 136) as a strategic growth location, which would entail allocation of site BOCN 137. The SA/SEA accompanying the DLP assesses policy LPP 19 as having a significant positive effect in relation to accessibility, and a minor positive effect in relation to sustainable travel. Site BOCN 137 is assessed as having a significant positive effect in respect of public transport. It is clear that the area in which PANF 136 is located is considered accessible and well-served by public transport.</p>	
41	<p>At page 1,532 of the SA/SEA the reason for the rejection of the site PANF 136 as a preferred allocation in the DLP is given. This simply states "no access". As such, it is clear that the perceived lack of access (presumably vehicular, given that the SA/SEA notes pedestrian access is currently available) is the sole reason why the site has not been allocated. However, as set out within this representation, vehicular access can be achieved. Not only that, it has the potential to be achieved in a manner that would engender wider benefits.</p>	<p>BDC are the plan makers and therefore responsible for the selection and rejection of options. The SA is limited to presenting a record of the reasons given by BDC for selection or rejection.</p>
	<p>Strutt and Parker LLP on behalf of the Elm Trust</p>	
42	<p>In the case of SA objective 3, and SA objective 4, the focus of the assessment is on distance to various facilities. As such, rather than assessing impact on the objective in question, the assessment is in fact considering accessibility. Whilst accessibility is one valid consideration as part of the SA (and indeed is considered under SA objective 8) the fact that it is used as a means of assessing options against multiple, other objectives, is a categorical error that has distorted the SA findings. The location of WITN 428 over 800 metres from Witham town centre will not stop future residents from supporting the vitality of the town centre. Indeed, with excellent public transport links (as identified within SA objective 8) the creation of housing at WITN 428 would have a significant positive effect on local services. Similarly, SA objective 3a (to improve the health of the Districts residents) measures impact based on distance to the nearest GP surgery or hospital. This is not sound reasoning. Development would provide financial contributions to improve GP and healthcare provision in proximity to the site and would therefore have a positive impact.</p>	<p>The SA of site options focuses on those effects which vary according to the location of a development site; effects which vary according to the broader spatial strategy or the quantum of a particular development are assessed elsewhere, for example in the separate SA of policies LPP 1 and LPP 16.</p> <p>Using distance thresholds is an accepted approach to assessing the effects of site options in relation to SA objectives and allows consistent assessment and comparison between sites. Distance is used as a proxy to consider the opportunities and services likely to be available to potential future residents and which they can therefore benefit from or support the viability of. As per the SA Framework used for this SA, it should be supplemented with other assessment metrics.</p> <p>The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account. As such it is considered that the SA Framework and method of assessment are suitable.</p> <p>The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order</p>

LUC ref.	Representation	LUC response
		to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.
43	In addition to the above categorical errors, there are further flaws in how sites have been assessed through the SA/SEA. It is noted, for example, that site WITN 428 has been assessed as having a negative effect on SA objective 6 (to conserve and enhance the biological and geological diversity of the environment). The SA/SEA states its development will have a negative impact on designated wildlife sites or Ancient Woodland, simply by virtue of it being a greenfield site. The site area and location of WITN428 has been modified to reflect this approach; WITN 428 has been significantly reduced in scale from 60.23 hectares to 9.8 hectares. As a consequence, the site lies over 400 metres away from Tarecroft Wood and will not have an impact upon it. Further, the site is an arable field in monoculture agricultural use. It is therefore of very limited ecological value. Indeed, its allocation to help meet development needs would help alleviate pressure on other, potentially more ecologically sensitive sites to be developed.	See response to representation ref. 18 (above).
	Strutt and Parker LLP on behalf of M. Scott Properties Ltd.	
44	Given the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004), it is a concern that Section 5 – <i>SA findings for the 'Spatial Strategy'</i> has not considered or assessed reasonable alternatives as per the requirements of the Environmental Assessment of Plans and Programmes Regulations (2004) in relation to this iteration of the Local Plan. Indeed, the SA outlines that there are no policies in the Spatial Strategy section and therefore an assessment is made in the individual policy sections instead. This means that the spatial strategy is only appraised in regards to specific allocations and not for its general approach. Accordingly, Policy LPP16 <i>Housing Provision and Delivery</i> is the Policy for expressing the spatial strategy. In this regard the report states: "No reasonable alternatives to this policy were considered by the Council" (paragraph 6.111). The spatial strategy and decisions to accept or reject site allocations are required to be justified, and should be informed by the findings of the SA/SEA that accompanies the DLP. We have significant concerns in respect of how sites have been assessed as part of the SA/SEA, and the robustness of this process. Unless addressed (i.e. this iteration of the DLP is revisited, reasonable alternatives appraised to the same level as those that are preferred, and the results accounted for) not only will the Local Plan ultimately be unsound (as it would not be justified), it would also fail to be legally compliant.	As described in Chapter 5 of the SA, the Spatial Strategy section of the Draft Local Plan does not contain any policies and has therefore been assessed via more detailed policies which implement that strategy and via the separate SA of the Shared Strategic Plan. Remaining comments in relation to reasonable alternatives are dealt with in the response to representation ref. 12 (above).
45	We would also comment that the assessment of Policy LPP16 in the SA/SEA (at para.6.104) concludes that Policy LPP16 will likely have a <i>significant positive effect</i> for the delivery of housing. While this would at first glance be the case,	The SA has followed the SA Framework (which was subject to consultation with the statutory consultees). The SA assumes that the OAN calculated by

LUC ref.	Representation	LUC response
	where the policy fails to meet the OAN for housing as set out in para.5-10 of this representation, we consider that the SA should scrutinise the ability of the policy to meet SA Objective 2, which is <i>to provide everyone with the opportunity to live in a decent home</i> - in greater detail.	the council is correct and it is not the role of the SA to check this.
46	We are also concerned that there is no evidence to suggest that the SA/SEA (or a draft version of the assessment) was available to Members of the Local Plan Sub Committee at any of the series of meetings held up until 25 May 2016 to agree the spatial strategy or to inform proposed allocations. At the Local Plan Sub-Committee which recommended the draft Local Plan to Council for consultation on 26 May 2016, there is reference at paragraph 4.1 of the agenda to the SA/SEA <i>not having been completed</i> . Further, there is nothing to suggest Members were presented with a draft assessment to inform decisions. At a meeting of Council on 20 June 2016, publication of the draft Local Plan for consultation was agreed. There is again reference in the agenda to the SA/SEA not having been completed yet (paragraph 4.1). Again, there is no evidence that a draft assessment was available to Members at this juncture.	See response to representation ref. 13 (above).
	Strutt and Parker LLP on behalf of the Gosling family and Granville Developments	
47	...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005).	See response to representation ref. 26 (above).
48	The SA/SEA confirms that sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings were not considered by the Council to be reasonable alternatives. There is nothing to support the assertion that sites capable of delivering fewer than 10 dwellings does not represent a reasonable alternative to be dismissed without due consideration. The Environmental Assessment of Plans and Programmes Regulations (2004) require reasonable alternatives to be considered and assessed to the same level of detail as the preferred approach, and as such the Local Plan and its accompanying SA/SEA is required to consider the allocation of these smaller sites. Failure to do so risks the Local Plan failing the requirement to be legally compliant.	See response to representation ref. 30 (above).
	Strutt and Parker LLP on behalf of Mr J. Nott	
49	...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability	See response to representation ref. 26 (above).

LUC ref.	Representation	LUC response
	Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005).	
50	The SA/SEA confirms that sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings were not considered by the Council to be reasonable alternatives. There is nothing to support the assertion that sites capable of delivering fewer than 10 dwellings does not represent a reasonable alternative to be dismissed without due consideration. The Environmental Assessment of Plans and Programmes Regulations (2004) require reasonable alternatives to be considered and assessed to the same level of detail as the preferred approach, and as such the Local Plan and its accompanying SA/SEA is required to consider the allocation of these smaller sites. Failure to do so risks the Local Plan failing the requirement to be legally compliant.	See response to representation ref. 30 (above).
	Strutt and Parker LLP on behalf of Mr George Courtauld (re: site COLE 187)	
51	...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005).	See response to representation ref. 26 (above).
52	The SA/SEA confirms that sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings were not considered by the Council to be reasonable alternatives. There is nothing to support the assertion that sites capable of delivering fewer than 10 dwellings does not represent a reasonable alternative to be dismissed without due consideration. The Environmental Assessment of Plans and Programmes Regulations (2004) require reasonable alternatives to be considered and assessed to the same level of detail as the preferred approach, and as such the Local Plan and its accompanying SA/SEA is required to consider the allocation of these smaller sites. Failure to do so risks the Local Plan failing the requirement to be legally compliant.	See response to representation ref. 30 (above).
	Strutt and Parker LLP on behalf of Mr George Courtauld (re: site COLE 186)	
53	...it is noted that there have been no defined criteria on how Development Boundaries have been drawn up in the DLP. The accompanying Sustainability Appraisal and Strategic Environmental Assessment to the DLP are silent on providing an explanation as to precisely how these have been considered. It would also appear that boundaries rely substantially on an historical basis (i.e. those that were previously in the Braintree District Review Local Plan (2005).	See response to representation ref. 26 (above).

LUC ref.	Representation	LUC response
54	The SA/SEA confirms that sites with an area of less than 0.25 ha and therefore not able to deliver 10 or more dwellings were not considered by the Council to be reasonable alternatives. There is nothing to support the assertion that sites capable of delivering fewer than 10 dwellings does not represent a reasonable alternative to be dismissed without due consideration. The Environmental Assessment of Plans and Programmes Regulations (2004) require reasonable alternatives to be considered and assessed to the same level of detail as the preferred approach, and as such the Local Plan and its accompanying SA/SEA is required to consider the allocation of these smaller sites. Failure to do so risks the Local Plan failing the requirement to be legally compliant.	See response to representation ref. 30 (above).
Bures Hamlet Parish Council		
55	The school cannot be enlarged on its existing site and Suffolk County Council confirms that the catchment boundary cannot be altered. These facts appear not have been investigated when the sustainability appraisal for this proposal was carried out.	<p>The SA does not assess the capacity of individual educational establishments, healthcare facilities or other service-based social infrastructure. It is assumed that provision of these will be made in response to need and that constraints on the expansion of existing facilities that cannot be overcome in a particular location will be addressed via new provision at an alternative location. This assumption applies both to the cumulative needs of smaller housing allocations and for the individual needs of larger housing allocations; explicit assumptions for larger allocations were stated at para. 2.48 of the SA Report for the Draft Local Plan.</p> <p>The SA is in line with the SA Framework. The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account. As such it is considered that the SA Framework and method of assessment are suitable.</p> <p>Notwithstanding this, the site referred to above is no longer allocated in the Plan.</p>
Oliver Spencer for Andrew Martin Planning Ltd on behalf of Bellway Homes and Swan Hill Homes		
56	Q3a (primary healthcare) should be scored with a single positive mark, rather than a single negative mark, for site RIVE366a, to reflect that Bellway and Swan Hill are actively reserving land on-site for a potential new GP / health centre. If taken up by NHS England, this is likely to enhance primary healthcare in Witham and in particular in the north east quadrant of the town, which currently contains no GP surgery.	<p>In terms of existing infrastructure, SA assessments of sites have been carried out using GIS data provided by BDC.</p> <p>As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA. This is in line with the SA Framework and assessment method which were presented in the SA Scoping Report (December 2014) and subject to consultation.</p>
57	Q3e (open space) should score a double positive mark for site RIVE366a,	In terms of existing infrastructure, SA assessments of sites have been

LUC ref.	Representation	LUC response
	instead of a question mark, given the proximity of the approved woodland trail, hillfort, equipped play area and allotments at NE Witham Phases 1 & 2, as well as the potential for additional public open space including sports fields on Phase 3.	<p>carried out using GIS data provided by BDC and in line with the assessment method and SA Framework which was presented in the SA Scoping Report (December 2014) and subject to consultation.</p> <p>When deciding which sites to allocate, it is recommended that BDC consider significant Council commitments relative to each site specific proposal.</p>
58	Q4a (retail provision) should be scored with a positive mark for site RIVE366a to recognise that a new convenience store and pharmacy has been already approved at NE Witham Phase 1, a very short distance from the Phase 3 land.	<p>In terms of existing infrastructure, SA assessments of sites have been carried out using GIS data provided by BDC.</p> <p>When deciding which sites to allocate, it is recommended that BDC consider significant Council commitments relative to each site specific proposal.</p> <p>The SA is in line with the SA Framework. The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account.</p>
59	Q4c (shops and services) currently scores site HATF315 with a single positive mark and site RIVE366a with a single negative mark for access to shops and services. However, it is notable that RIVE366a is in very close proximity to a new convenience store and pharmacy approved as part of NE Witham Phase 1 and that HATF315 and RIVE366a are equidistant to Witham town centre. Therefore site RIVE366a should be scored no worse than HATF315, i.e. with a single positive mark.	<p>HATF315 is within 800m of Witham Maltings Lane, a local centre in Witham, a Main Town. RIVE366a is also located in Witham but is further than 800m from a local or town centre. This assessment basis is in line with the SA Framework, which was subject to consultation with statutory consultees.</p> <p>In terms of existing infrastructure, SA assessments of sites have been carried out using GIS data provided by BDC.</p> <p>When deciding which sites to allocate, it is recommended that BDC consider significant Council commitments relative to each site specific proposal.</p>
60	Q5c (employment areas) it is notable that site RIVE366a outperforms site HATF315 considerably when it comes to access and proximity to established employment areas. The ability to link new housing to jobs is a major sustainability advantage of site RIVE366a.	RIVE 366a has been assessed as having a minor positive effect in relation to SA objective Q5c whilst HATF 315 has been scored as having a minor negative effect. This assessment basis is in line with the SA Framework, which was subject to consultation with statutory consultees.
61	Q6a (designated wildlife) should be scored with a double positive mark, rather than a single negative mark, for site RIVE366a, to reflect the extensive off-site ecological mitigation and receptor land planned for protected species as part of the NE Witham Phase 1 development and the potential to expand on this as part of any development at Phase 3 (i.e. RIVE366a).	<p>In terms of existing infrastructure, SA assessments of sites have been carried out using GIS data provided by BDC.</p> <p>When deciding which sites to allocate, it is recommended that BDC consider significant Council commitments relative to each site specific proposal.</p> <p>The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. As a strategic assessment, and in order to ensure consistent appraisal across all sites using consistently available information, detailed design proposals and considerations were not taken into account in the SA.</p>

LUC ref.	Representation	LUC response
62	Q7a (public transport) currently scores both site HATF315 and site RIVE 366a with a single positive mark for access to public transport. However, site RIVE366a is located in much closer proximity to Witham railway station than site HATF315 and benefits from existing bus services on Forest Road that link the site to the town centre, the railway station and other destinations in the town. NE Witham Phases 1, 2 & 3 have also been designed to provide sufficient carriageway width to allow an existing bus service to re-route through the site in the future. These factors warrant a more favourable double positive score for site RIVE366a.	<p>In terms of existing infrastructure, SA assessments of sites have been carried out using GIS data provided by BDC.</p> <p>The SA is in line with the SA Framework. The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account.</p>
63	Q8e (highway access) should be scored better (with a single positive mark) for site RIVE366a and worse (with a single negative mark) for site HATF315. This reflects the fact that adequate highway access can be provided to RIVE366a via approved highway connections onto Forest Road and via a proposed highway connection with Rickstones Road. In contrast, site HATF315 is likely to derive its highway access from the A12 slip road leading into the town, which is already a sub-standard junction that experiences excessive vehicle speeds, or via the Lodge Farm development which could result in over 1,000 dwellings being dependent on a single point of access onto Hatfield Road.	<p>The SA assessed each site on the basis of the site boundary and site assessment form prepared by BDC. BDC assessed the suitability for vehicle access at each alternative site during site visits.</p>
64	Q9a (primary schools) it is notable that site RIVE366a outperforms site HATF315 considerably in terms of proximity to primary schools. The potential to link new housing growth to nearby schools, and to improve access to the schools via the newly approved footway along Forest Road, is a major sustainability advantage of site RIVE366a.	<p>RIVE 366a has been assessed as having a minor positive effect in relation to SA objective Q9a whilst HATF 315 has been scored as having a minor negative effect. This assessment basis is in line with the SA Framework, which was subject to consultation with statutory consultees.</p> <p>The SA assesses the plan against the existing services and facilities in line with the SA Framework. The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account.</p>
65	Q9c (secondary schools) correctly scores site RIVE366a with a double positive mark, recognising the very close proximity of RIVE366a to the Rickstones Academy, which is the only secondary school in Witham with significant capacity to take on new pupils. However, site HATF315 should be scored with a double negative mark, rather than a double positive mark, to recognise that HATF315 is a much greater distance from the nearest secondary school and that school, the Maltings Academy, has insufficient capacity to accept large volumes of new pupils.	<p>The SA does not assess the capacity of individual educational establishments, healthcare facilities or other service-based social infrastructure. It is assumed that provision of these will be made in response to need and that constraints on the expansion of existing facilities that cannot be overcome in a particular location will be addressed via new provision at an alternative location. This assumption applies both to the cumulative needs of smaller housing allocations and for the individual needs of larger housing allocations; explicit assumptions for larger allocations were stated at para. 2.48 of the SA Report for the Draft Local Plan.</p> <p>The SA is in line with the SA Framework. The assessment method and SA Framework were presented in the SA Scoping Report (December 2014), which was published for consultation and any responses received were taken into account.</p>
66	Q15a (landscape sensitivity), again it is notable that site RIVE366a outperforms site HATF315 when it comes to the likely impact of development at each site on	Noted.

LUC ref.	Representation	LUC response
	landscape receptors.	
	Jo Firth for Environment Agency	
67	<p>Tamar Renewable Power (Essex) Limited operate an Anaerobic Digestion plant on 6th Avenue, Bluebridge Industrial Estate in Halstead. The site has an environmental permit to accept up to 45,000 tonnes per annum of waste and is a crucial strategic site for Essex's kerbside collections of biodegradable waste. New development within 500m of an existing Anaerobic Digestion (AD) activity can result in people being exposed to odour and noise emissions. The severity of these impacts will depend on the size of the facility, the way it is operated and managed, the nature of the waste it takes and the prevailing weather conditions. The odour from an AD plant can be particularly offensive, even at low levels. Between July 2014 and September 2016 our Incident Hotline received over 400 reports of odour from the Tamar site from a wide range of reporters. These reports continue to be received.</p> <p>The introduction of new development in close proximity to Tamar is likely to experience the impacts highlighted above, as well as affecting Tamar's ability to operate within the conditions of their permit.</p> <p>If the operator can demonstrate that they have taken all reasonable measures to mitigate odour impacts, the facility and community will co-exist, with some residual impacts. In some cases these residual impacts may cause local residents or employees concern. They must appreciate that there are limits to the measures that the operator can take to prevent impacts to the residents.</p> <p>We therefore strongly recommend these impacts are considered in relation to the suitability of the following proposed sites:</p> <ul style="list-style-type: none"> • COLE 188 • HASA 288 • HASA 291 • HASA 289 • HASA 295 	<p>LUC will map the location of the Tamar AD plant and assess site allocation options for their proximity to it. Any within 500 m will be assessed as having a minor negative effect in relation to the achievement of SA Objective 1: Create safe environments which improve quality of life and community cohesion.</p>
68	<p>Similarly, new development within 250m of an existing waste facility could result in the community at the proposed development being exposed to odour, noise, dust and pest impacts. The severity of these impacts will depend on the size of the facility, the nature of the waste it takes and prevailing weather conditions.</p> <p>If the operator can demonstrate that they have taken all reasonable precautions to mitigate these impacts, the facility and community will co-exist, with some residual impacts. In some cases, these residual impacts may cause</p>	<p>LUC will map the location of the permitted waste plants identified by the EA and assess site allocation options for their proximity to them. Any within 250 m will be assessed as having a minor negative effect in relation to the achievement of SA Objective 1: Create safe environments which improve quality of life and community cohesion.</p>

LUC ref.	Representation	LUC response
	<p>local residents concern and they must appreciate that there are limits to the measures that the operator can take to prevent impacts to the residents. The following permitted sites exist in the Cressing area:</p> <ul style="list-style-type: none"> • Brand & Howes Environmental Ltd, Goodriches, Dusty Lane, Tye Green, Braintree, Essex (75,000 tonnes per annum, metal recycling yard) • W J Hedger, M W R Hedger & P W J Hedger, Land/premises At, Long Green, Cressing, Braintree, Essex (5,000 tonnes per annum of mixed household, industrial and commercial waste) • Braintree District Council, Long Green, Ashes Road, Cressing, Braintree, Essex (5,000 tonnes per annum of mixed household, industrial and commercial waste) • Essex Auto Salvage Limited, Cordons Farm, Long Green, Cressing, Braintree, Essex (75,000 tonnes per annum: vehicle storage, depollution and dismantling facility) <p>We therefore strongly recommend these impacts are considered in relation to the suitability of the following proposed sites:</p> <ul style="list-style-type: none"> • CRESS 191 • CRESS 205 • CRESS 203 • CRESS 189 • CRESS 195 • CRESS 212 • CRESS 208 • CRESS 206 • CRESS 209 	

Appendix 9

Reasons for selecting or rejecting site options

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
*Group A	Group A - BLAN 110, 114, 116 & 633	Yes in part	LPP 16, LPP 17	Yes in part	LPP 2, LPP 18	<p>BLAN110 BLAN114 and BLAN116 allocated due to limited landscape impact, access. Note that BLAN 114 includes the site previously referred to as BLAN 117.</p> <p>BLAN 633 has been allocated as a small site immediately to the west without significantly different constraints.</p> <p>In the Draft Local Plan, Group A also included BLAN 111. BLAN111 not allocated as not a logical extension to development, impact on the character of the area.</p> <p>BLAN 633 has been granted planning permission.</p>
*Group B	Group B - BLAN 120, 121 & 122	No	N/A	No	N/A	Inappropriate backland development, impact on the character and appearance of the area, limited facilities in the village
*Group C	Group C - BOCN 129 & 131	No	N/A	No	N/A	Flood Risk
*Group D	Group D - GNBN 265 & 266	No	N/A	No	N/A	Landscape impact and a greenfield site
*Group E	Group E - CRESS 203, 206, 208, 209 & 509	No	N/A	No	N/A	Uncertainty over A120.
*Group F	Group F - EARC 223 & 224	No	N/A	No	N/A	This group is not a cluster (it may well mean 223 & 222) In any case all three sites are located further from the majority of the villages services than other sites that have less impact with regards to landscape character and impact upon the heritage assets in Earls Colne. EARC 222 & 223 are located on a village fringe that is sensitive in nature to change and would lead to a coalescence with a cluster to the north of the village and further more would lead to a significant closing in of the gap of Earls Colne and Colne Engaine. EARC 224 has poor access and would have a negative impact upon heritage assets. The site would amount to inappropriate backland development.
*Group G	Group G - GOSF 252 & 253	No	N/A	No	N/A	The sites have a number of constraints. The development of the site would have highways implications if taken from The Meadway and if taken off of Hedingham Road would have a detrimental effect upon the character of the vicinity.
*Group H	Group H - HATF 311 & 312	No	N/A	No	N/A	Difficult access and a greenfield site. Located next to A12.
*Group I	Group I - HATF 317 & 321	No	N/A	No	N/A	Access very close to A12
*Group J	BOCN 123 & 132	Yes	LPP 18	Yes	LPP 2, LPP 19, LPP 17	No significant landscape impacts and partly previously development.
*Group L	FEER 230, 232 & 233	Yes	LPP 20	Yes	LPP 2, LPP 22	Potential to provide local service and infrastructure improvements.
*Group M	HATF 315 & 316	Yes	LPP 21	Yes	LPP 23	Limited landscape impact. Site can contribute to supporting services at Maltings Lane and Lodge Farm growth areas.
*Group N	BCBG 1148 (previously called BRC 1) &	No	N/A	No	N/A	Below allocation threshold.

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
	BRC30					
ASHE 102	Site fronting Foxes Road, Ashen	No	N/A	No	N/A	The site is located in an unsustainable location with regards to the transport and services and facilities. There is a concern of the impact upon heritage assets and it could be seen to be backland development.
ASHE 500	Land rear of New Bungalows, The Street, Ashen	No	N/A	No	N/A	Backland development
BASA 648	Four Elms Mills, Bardfield Road, Bardfield Saling	No	N/A	No	N/A	Site is isolated and proposed residential use has a number of disadvantages including neighbour conflict and vehicle movements.
BCBG 144	Carier Business Park East Street	No	N/A	Yes	LPP 17	Site has planning permission.
BCBG 145	Land at corner Albert Road/Manor Road	No	N/A	No	N/A	Current Employment use
BRE31RW	Land north of Freeport	Yes	LPP 13	Yes	LPP 13, LPP 15, LPP 16	This site was named 'BCBG 146 in the Draft Local Plan. Allocated as within development boundary
BCBG 147	1-6 The Mazes, East Street, Braintree	No	N/A	No	N/A	Current Employment use
BCBG 149	Football Club, Braintree	Yes	LPP 16	No	N/A	Site has deliverability concerns
BCBG 150	Stubbs Lane, Braintree	Yes	LPP 16	Yes	LPP 17	Within development boundary
BCBG 151	Land rear of Trotters Field	No	N/A	No	N/A	Green amenity area
BCBG 550	Braintree Tennis Club off Clockhouse Way	Yes	LPP 16	Yes	LPP 17	Within development boundary
BELO 105	Land North of The Street, Belchamp Otten	No	N/A	No	N/A	The site is in an unsustainable location and has been considered to be an unwarranted encroachment into open countryside. The development of this site would amount to ribbon development.
BELO 107	East of jn The Street & Road to Puttock End, Belchamp Otten	No	N/A	No	N/A	The site is in an unsustainable location have been considered to be an unwarranted encroachment into open countryside. The development of this site would amount to ribbon development.
BELP 108	Land North of Vicarage Road, Belchamp St Paul	No	N/A	No	N/A	The site is in an unsustainable location have been considered to be an unwarranted encroachment into open countryside. The development is uncharacteristically large compared to the existing development and is not a suitable extension to the village.
BLAN 112	The Stables, Bakers Lane/London Road, Black Notley	No	N/A	No	N/A	Awaiting appeal decision, below allocation threshold
BLAN 115	Land at Bakers Lane and London Road	Yes (as Group A)	LPP 16, LPP 17	Yes	LPP 17	This site was part of Group A in the Draft Local Plan. Site has been granted planning permission. Allocated due to limited landscape impact and access.
BLAN 118	Rear of Brain Valley Avenue, Black Notley	No	N/A	No	N/A	No constraints however development would significantly change the character and appearance of the area.

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
BLAN 119	Land opp 65-96 Brain Valley Avenue, Black Notley	No	N/A	No	N/A	Not a natural extension to development. Significantly change the character of the village and be visually prominent.
BLAN 501	Land Adj Stantons Farmhouse, South Black Notley Village	No	N/A	No	N/A	Adjacent to grade 1` and 2 listed buildings, significant gradients, not a natural extension to village.
BLAN 633	197-201 London Road, Great Notley	No	N/A	No	N/A	Small site immediately to the west of SGL without significantly different constraints. Agglomerated with SGL.
BOB 1	Phase 2, Tabor House site 5 Coggeshall Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
BOB 20	Former Garage site at Falkland Court/Land north of Edinburgh Gardens	N/A	N/A	Yes	LPP 17	Site has planning permission.
BOB 38	Former Health Clinic site Coggeshall Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
BOB 39	157 Coggeshall Road and land to rear (Ushers Meadow)	N/A	N/A	Yes	LPP 17	Site has planning permission.
BOCN 124	Land rear of 61 Broad Road, Bocking	No	N/A	No	N/A	Landscape impact, site exposed within the wider landscape.
BOCN 125	r/o 282/288 Broad Road, Braintree	No	N/A	No	N/A	Access is narrow.
BOCN 126	Land East of Dorewards Hall, Bocking	No	N/A	No	N/A	Landscape impact.
BOCN 127	Land East of Elizabeth Lockhart Way	Yes	LPP 18	Yes	LPP 2, LPP 19, LPP 17	Limited landscape impact due to adjacent site being allocated. (This site was part of Group J in the Draft Local Plan.)
BOCN 128	Land south of Grove Field, High Garrett	No	N/A	No	N/A	Below allocation threshold
BOCN 130	Land between 90 and 92 High Garrett	N/A	N/A	Yes	LPP 17	This site has been granted planning permission.
BOCN 133	Land at Deanery Hill, Bocking	No	N/A	No	N/A	Low landscape capacity
BOCN 134	Polly's Field, Polly's Hill. Church Lane, Braintree	Yes	LPP 26	Yes	LPP 35	Carried forward from previous plan. Site has planning permission.
BOCN 135	Land at Church Street (Four Releet Meadow), High Garrett	No	N/A	No	N/A	Reduction in the gap between Church Street and Broad Road
BOCN 137	Towerlands Park, between Panfield Lane and Deanery Hill	Yes	LPP 17	Yes	LPP 20	Landscape capacity and part previously developed.
BOCN 502	Rear of 263 Broad Road, Braintree	No	N/A	No	N/A	Low landscape capacity, TPOs, less than 10 dwellings
BOCN 607	Boones Farm, High Garrett	No	N/A	No	N/A	Development would be out of character and intrude into the countryside.
BOCN 634	Field West of Bocking Village (Rear of Bocking Primary School), Bocking	No	N/A	No	N/A	Discounted due to heritage impact of accessible.
BOCN 635	Field rear of 105 A131 High Garrett	No	N/A	No	N/A	Development would be out of character and impact on setting

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						of heritage assets.
BOCN 649	Land off Convent Lane, Bocking	No	N/A	No	N/A	Development impact on the character and appearance of the Blackwater River Valley.
BOCN 650	Field adjoining Bocking Village	No	N/A	No	N/A	Inappropriate access.
BOCS 139	Land forming part of Fairacres, Church Lane, Braintree	No	N/A	No	N/A	Not a natural extension to development, below allocation threshold
BOCS 140	Rayne Lodge Farm, Rayne Road, Braintree	Yes	LPP 16	Yes	LPP 17	Limited landscape impact. Site has planning permission.
BOCS 141	Land at Bradbury Drive/Swinbourne Drive, Braintree	No	N/A	No	N/A	Retained for employment.
BORL 403	Land South of Borley Hall, Borley	No	N/A	No	N/A	Unsustainable location and inappropriate development within the countryside.
BOS 10	Land rear of 49-57 Church Lane	N/A	N/A	Yes	LPP 17	Site has planning permission.
BOS 16	Land at Harkilees Way	Yes	LPP 16	Yes	LPP 17	Site within development boundary
BRAD 142	Land east of Playing field and Allotment Gardens, Church Lane, Bradwell	No	N/A	No	N/A	Not a natural extension to development
BRAD 142A	Land at Church Road, Bradwell	No	N/A	No	N/A	Not a natural extension to development
BRAD 503	Rectory Meadow, Bradwell	No	N/A	No	N/A	Not a natural extension to development
BRAW 153	Broomhills Ind Estate, Pods Brook Road, Braintree	Yes	LPP 16	Yes	LPP 17	Previously developed site.
BRAW 154	Land south west of Braintree (r/o Gilda Terrace)	No	N/A	No	N/A	Landscape capacity issues.
BRAW 647	Land south of Queensborough Lane, Braintree	No	N/A	No	N/A	Unnatural extension and constrained access.
BRC 30	Dovehouse Yard, Land adj Telephone Exchange South Street	N/A	N/A	Yes	LPP 17	Site has planning permission.
BRC 34	Land rear of 138-142 (Kwik Fit) South Street	Yes	LPP 16	Yes	LPP 17	Within development boundary.
BRC 6	Cox's Yard, Land north of Rayne Road, south of Bunyan Road	Yes	LPP 16	Yes	LPP 17	Site has planning permission.
BRC 77	Timber yard east of Crossman House Station Approach	Yes	LPP 16	Yes	LPP 17	Within development boundary.
BRC 82	Blandford House site 7 London Road	N/A	N/A	Yes	LPP 17	Site has planning permission.

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BRC7	Crossman House Station Approach	Yes	LPP 16	Yes	LPP 17	Site was referred to as BRC 76 in Draft Local Plan. Site has planning permission.
BRE 17H	302 Crossing Road, Braintree	N/A	N/A	Yes	LPP 17	Within development boundary.
BRSO 152	Land adjacent Braintree Railway Station, Station Road, Braintree	Yes	LPP 16	Yes	LPP 17	Within development boundary
BULM 155	Land East of St Andrews rise, Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate backland development.
BULM 156	Land North of 20 Church Road, Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 157	Land north of Hill crest, Church Road, Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 158	Land north of Church Road (opp. pond), Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 159	Land east of Church Road (opp. no.s 1-10), Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 160	Land rear of (east) no.s 1-4 Ryes Lane, Bulmer Tye	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 161	Land west of Smeetham Hall Lane (adj Bulmer Cottage, Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development

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BULM 162	Land east of Smeethams Hall Lane (Adj Ridgcroft), Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development
BULM 163	Land east of Church Road/Sudbury Road (south of The Old Vicarage), Bulmer	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The development of the site would also amount to inappropriate extension into open countryside and ribbon development.
BULM 164	Land at junction of Church Road and A131, Bulmer Tye	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. There is the constraint that the site is heavily wooded and includes an ancient Viking burial ground.
BULM 504	Griggs Farm, Bulmer Street, Sudbury	No	N/A	No	N/A	No site was deemed suitable in Bulmer as Bulmer is not considered to be a sustainable location for further growth. Bulmer is also located in an area of high landscape sensitivity. The site could amount to an uncharacteristically urbanisation of village edge and inappropriate backland development.
BURE 165	Land at Colchester Road, Bures	Yes	LPP 16	No	N/A	Impact on extension of AONB and limited primary education capacity Bures St Mary.
BURE 166	Land South of Cambridge Way, Bures	Yes	LPP 16	No	N/A	Bures is not considered to be a sustainable location for further growth. The site was deemed to be an inappropriate and unwarranted extension into open countryside. Site is protected by a covenant restricting to recreation or agricultural use
BURE 526	Windy Ridge, Colne Road, Bures	No	N/A	No	N/A	The site was deemed to be an inappropriate and unwarranted extension into open countryside. There is no pavement and from planning applications brought forward it has been suggested that the site is not appropriate for the development that has been sought.
CASH 167	Land r/o 118-132 Nunnery Street, Castle Hedingham	No	N/A	No	N/A	Site comprises agricultural buildings which according to the Development Boundaries Review Methodology should not be included within the settlement boundary. Harm to village setting. Edge of site within flood zone
CASH 168	Land adjacent to Sudbury Road, opposite Coppingdown Farm, Castle Hedingham	No	N/A	No	N/A	Greenfield site. Isolated from settlement and location outside settlement. May involve loss of Grade 2 agricultural land.

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CASH 170	Land adj De Vere Primary School, Kirby Hall Rd, Castle Hedingham	No	N/A	No	N/A	Greenfield site. Inappropriately large scale of development within this settlement on a prominent location. Unsustainable development and harmful to the rural village setting. Single track road fronts most of the site.
CASH 505	Colne Valley Railway, Yeldham Road, Castle Hedingham	No	N/A	No	N/A	Greenfield site. Inappropriate large scale of development within this category of settlement. Harmful impact on rural character of settlement and surroundings. Possible loss of grade 2 agricultural land.
COGG 171	Tilkey Road, Coggeshall	No	N/A	No	N/A	Greenfield site below allocation threshold, narrow road.
COGG 172	The Vineyard, West Street, Coggeshall	No	N/A	No	N/A	Partly within flood zone, uncertain impact on heritage assets, close proximity to wildlife site, impact on character and appearance.
COGG 173	Land at Kelvedon Road/Abbey Lane, Coggeshall	No	N/A	No	N/A	Low landscape capacity, significant impact on character and appearance of the river Blackwater
COGG 174	Land on the south side of East Street, Coggeshall	Yes	LPP 16	Yes	LPP 17	Carried forward from previous plan. Site has planning permission.
COGG 175	Vicarage Fields, West Street, Coggeshall	No	N/A	No	N/A	Site has recreation value, and local historic importance. Allocated as a Local Green Space.
COGG 176	Land south of West Street, Coggeshall	No	N/A	No	N/A	Formal recreation, located some distance from the development boundary.
COGG 177	Land north of Ambridge Road/Robinsbridge Road, Coggeshall	No	N/A	No	N/A	Difficult access and a greenfield site.
COGG 178	Land adj Colne Road and A120 Bypass (north of Honeywood School), Coggeshall	No	N/A	No	N/A	Access is difficult.
COGG 179	Land at Priors Way, Coggeshall	No	N/A	No	N/A	Current Employment use
COGG 180	Coggeshall West: Land at Highfields, Coggeshall	No	N/A	No	N/A	Greenfield site which is not considered to be a natural extension to development.
COGG 181	The Honeywood Project, Coggeshall	Part	LPP 16	Yes	LPP 17	Small part of site allocated at Tey Road. Site has planning permission.
COGG 182	Land north of B1024 Colchester Road (east of St Peter's Road), Coggeshall	No	N/A	No	N/A	Greenfield site
COGG 183	Land south of B1024 Colchester Road (east of Feering Road)), Coggeshall	No	N/A	No	N/A	Greenfield site
COGG 506	Dutch Nursery, West Street, Coggeshall	Yes	LPP 16	Yes	LPP 27	Previously developed site.

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COGG 623	Land South of West Street, Coggeshall	No	N/A	No	N/A	Significant landscape and visual impact.
COGG 629	Land at Westland Nurseries, West Street, Coggeshall	No	N/A	No	N/A	Site is not well contained, development would be detrimental to the character of the area.
COGG 640	Land North of West Street, Coggeshall	No	N/A	No	N/A	Located away from the main area of built development and would be detrimental to the character of the area.
COGG 641	North West Coggeshall	No	N/A	No	N/A	Proposed garden community of 5,000+. Alternative site considered as in section 1 sustainability appraisal.
COLE 184	Land South of St Andrews Cemetery, Colne Engaine	No	N/A	No	N/A	The village of Colne Engaine is considered to be another village within the Core Strategy and therefore is under no specific requirement for further growth. The development of this site specifically would amount to ribbon development into the open countryside. The site would impact upon heritage assets.
COLE 186	Land at Brook Street (between no. 25/39), Colne Engaine	No	N/A	No	N/A	The village of Colne Engaine is considered to be another village within the Core Strategy and therefore is under no specific requirement for further growth. The development of this site specifically would amount to a large scale infill and therefore would not be favoured as it would lead to a coalescence of the village with the cluster to the west.
COLE 187	Land at Brook Farm, Colne Engaine	No	N/A	No	N/A	The village of Colne Engaine is considered to be another village within the Core Strategy and therefore is under no specific requirement for further growth. The development of this site specifically would amount to development within the flood plain and has limited potential for pedestrian access
COLE 188	Land east of Bluebridge Ind Est	Yes	LPP 1	Yes	LPP 2	The site is considered to be an appropriate extension to the Bluebridge Industrial Estate. The extension of the industrial estate being within close proximity to existing employment uses and as there is a need for further employment land in the area it was suggested this was the most appropriate of the locations in and around Halstead.
COLE 507	Land at Pebmarsh Road, Colne Engaine	No	N/A	No	N/A	This development of this greenfield site would lead to the coalescence of Colne Engaine and a small cluster to the North. The site is particularly prominent across the valley and scores badly in containment terms. There is also no pedestrian access to the site.
CRESS 189	Braintree Garden Centre, Cressing Road, Braintree	No	N/A	No	N/A	Not suitable for retail use, encroachment of built form away from existing settlement and highways access issues.
CRESS 190	Adjacent The Vicarage, The Street, Cressing	No	N/A	No	N/A	Reduction in separation between two areas of village.
CRESS 191	Land on the west side of Mill Lane, Cressing	No	N/A	No	N/A	Not a natural extension to development of Cressing
CRESS 192	Land east of Mill Lane, Cressing	No	N/A	Yes	LPP 17	Site has planning permission.

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CRESS 193	Land between Braintree Road and Mill Lane, Tye Green Cressing	No	N/A	No	N/A	Tye Green Cressing is not a main town, garden village or service village. Strategic development proposed is not a suitable location within the hierarchy.
CRESS 194	land R/O Birds Barn, Polecat Road, Cressing	No	N/A	No	N/A	Low medium landscape capacity, not a natural extension to development.
CRESS 195	Ivy Cottage, Long Green, Braintree	No	N/A	No	N/A	No other residential uses, no existing development boundary.
CRESS 196	Land at Rook Hall, Cressing	No	N/A	No	N/A	Below allocation threshold
CRESS 197	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	No	N/A	No	N/A	Greenfield site which does not relate well to existing development
CRESS 198	Holders Farmstead, Hawbush Green, Braintree Road (B1018)	No	N/A	No	N/A	Greenfield site which does not relate well to existing development
CRESS 199	Land Between Leyfield & Derrygowna, Braintree Road, Tye Green	No	N/A	No	N/A	Below allocation threshold
CRESS 200	Land at 'Leyfield' Braintree Road, Tye Green	No	N/A	No	N/A	Below allocation threshold
CRESS 201	Land at Appletree Farm, polecat Road, Cressing	Yes	LPP 16	Yes	LPP 17	Previously developed site with unneighbourly extant use.
CRESS 202	Land South of Millennium Way, Braintree	Yes	LPP 13	Yes	LPP 15, LPP 16	Allocated for retail warehouse development. Site is located within walking distance of public transport links.
CRESS 204	Land South of A120, West of Railway, Braintree	No	N/A	No	N/A	Strategic development not appropriate at this time in this location Tye Green Cressing is not a main town, garden village or service village. Strategic development proposed is not a suitable location within the hierarchy.
CRESS 205	Land South of A120 East of Railway, Braintree	No	N/A	No	N/A	Strategic development not appropriate at this time in this location Tye Green Cressing is not a main town, garden village or service village. Strategic development proposed is not a suitable location within the hierarchy.
CRESS 207	Lane East Braintree Road, Tye Green	No	N/A	No	N/A	Tye Green Cressing is not a main town, garden village or service village. Potential linear development not in keeping with the character of the village.
CRESS 210	Land at Ashes Farm, Ashes Road, Cressing	No	N/A	No	N/A	Not a natural extension to development in Braintree
CRESS 211	North of Braintree Road & South of Ashes Farm, Cressing	No	N/A	No	N/A	Not a natural extension to development
CRESS 212	Land East of Braintree (Temple Border)	No	N/A	No	N/A	Strategic development not appropriate at this time in this location
CRESS 213	Land South of Ashes Road, Cressing	No	N/A	No	N/A	Limited services in the village, large development not in keeping with the village.
CRESS 214	Smaller area Land South of Ashes Road, Cressing	No	N/A	No	N/A	Limited services

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CRESS 508	Ashes Farm North	No	N/A	No	N/A	Not a natural extension to development, grade 2 agricultural land.
EAR 3	Land at Station road	N/A	N/A	Yes	LPP 17	Site has planning permission.
EARC 216	Adj Lowefields, Tey Road, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to ribbon development into open countryside. The site was deemed to be an unwarranted encroachment into the countryside and ribbon development.
EARC 217	42 Halstead Road, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to be inappropriate encroachment into the countryside with a likely detrimental change in the village fringe.
EARC 218	Site situated between Coggeshall Road and Tey Road, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to inappropriate backland development in a location that is not close to most of the village services and facilities.
EARC 219	Land r/o De Vere Road, part of Colne Green Farm, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to inappropriate backland development in a location that is not close to most of the village services and facilities.
EARC 220	The Timber Dump, Burrows Road, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to be inappropriate encroachment into the countryside with a lack of frontage to support a sufficient access to the highway. The site would also fall under the area and dwellings quota for consideration.
EARC 221	Land east of Monks Road, Earls Colne, CO6 2RY	Yes	LPP 16	Yes	LPP 17	Earls Colne is a key service village and though it has some planned growth already however due to the substantial increase in housing we have been required to deliver by the NPPF some further growth has been sought. This site was deemed to be the most logical extension to the village when taking into account the sites proximity to the village centre, limited impact upon the landscape character of the locality and effect upon the amenity of neighbouring residents. Highways has been highlighted as a potential issue however it has been demonstrated sufficiently that the development of the site would have minimal impact upon the network. Site has planning permission.
EARC 225	Land rear of Halstead Road	N/A	N/A	Yes	LPP 17	Site is a logical extension to the village with few constraints.
EARC 510	21 Coggeshall Road, Earls Colne	No	N/A	No	N/A	Though Earls Colne is a key service village only limited further growth is required. This site was considered to amount to inappropriate backland development in a location that is not

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						close to most of the village services and facilities.
FEER 227	The Feering Triangle, London Road, Feering	No	N/A	No	N/A	Next to A12, may be required for A12.
FEER 228	Land at Wills Green, Feering	No	N/A	No	N/A	Substantial distance from village
FEER 229	Land adjacent to Service Station, London Rd, Feering	No	N/A	No	N/A	In open countryside, some distance from development boundary, uncertainty over A12
FEER 231	Land West of Marks Tey	Yes	SP8	N/A	N/A	Area of search. Subject to separate SA by Place services.
FINC 235	Land adj Great Wincey Farm, Brent Hall Road, Finchingfield	No	N/A	No	N/A	The site is located within Finchingfield which is considered to have limited access. Finchingfield is recognised as another village within the Core strategy and therefore is under no specific requirement for growth.
FINC 646	Land South of Wethersfield Road, Finchingfield	No	N/A	No	N/A	Site would not be a natural extension to the village and would lead to in depth development in an area which is predominantly linear.
FOXE 236	Land adj Glebeside, School Street, Foxearth	No	N/A	No	N/A	Foxearth is not consider a suitable location for further development as there is very limited services and facilities. The site is considered to be an inappropriate backland development and uncharacteristic of the area. The development of the site would amount to an unwarranted encroachment into the open countryside.
GEST 237	Land at North End Road (adj Pound Farm), Gestingthorpe	No	N/A	No	N/A	Gestingthorpe is recognised as another village within the Core strategy and therefore is under no specific requirement for growth. The development of the site itself would amount to ribbon development into open countryside and is considered to be unwarranted. The development would also lead to a coalescence of the main village with the dwellings cluster to the west.
GEST 238	Land at Pound Farm Corner	No	N/A	No	N/A	Gestingthorpe is recognised as another village within the Core strategy and therefore is under no specific requirement for growth. The development of the site itself would have a negative effect upon the village's character.
GEST 240	Land south of Boulders, Nether Hill, Gestingthorpe	No	N/A	No	N/A	Gestingthorpe is recognised as another village within the Core strategy and therefore is under no specific requirement for growth. The development of the site itself would amount to ribbon development into open countryside and is considered to be unwarranted. The development would also lead to a coalescence of the main village with the dwellings cluster to the North.

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GEST 241	Land adj Bridge Cottage, North End Road, Gestingthorpe	No	N/A	No	N/A	The site is located in the North End area and the location is not considered a favourable location for further growth. The site is effectively a large scale infill site that would lead to a coalescence of two clusters and this is to be discouraged.
GEST 604A	Delvyns Farm, Gestingthorpe	No	N/A	No	N/A	Gestingthorpe is not considered to be a sustainable location for further development and the impact upon the character of the village.
GEST 604B	Delvyns Farm, Gestingthorpe	No	N/A	No	N/A	Gestingthorpe is not considered to be a sustainable location for further development and the impact upon the character of the village.
GGHR 279	Land adj Waverney grange hill, Greenstead Green, Halstead CO9 1QZ	No	N/A	No	N/A	Greenstead Green is recognised as another village within the Core Strategy and therefore is under no specific requirement for growth. Site has limited public transport and limited level of service provision. Pattern of development would likely harm the character of the village.
GGHR 280	Land adj Mystycroft, Burtons Green, Greenstead Green	No	N/A	No	N/A	Site is on Timber Yard and isolated from any settlement. Harmful to rural character of countryside.
GGHR 281	Land north of Halstead, adjacent to A131	No	N/A	No	N/A	Prominent position on greenfield site. Poorly related to the settlement. Harmful to countryside setting.
GGHR 282	Land adjoining the east side of Bluebridge Ind Est, Halstead	No	N/A	No	N/A	Greenfield Site. Low landscape capacity, poor access, part of area lies within a flood zone. Possible harmful impact on Grade II Listed Building.
GGHR 283	Land adjoining the cricket ground, Sudbury Road, Halstead	No	N/A	No	N/A	Greenfield site on agricultural land. Poorly related to settlement unless GGHR293 is also allocated. Negative impacts on landscape quality. Gas pipeline and it safeguarding area means some loss of site capacity. Landscape capacity is low - medium. Possible impacts on listed buildings and protected land. Large site which would add to congestion
GGHR 284A	Land at Ravens Avenue, Halstead	No	N/A	Yes	LLP 64	Site is suitable for education use, an exception is made to policy in line with NPPF para 72 bullet 1.
GGHR 284	Land at Ravens Avenue, Halstead	No	N/A	No	N/A	Change in character to Tidings Hill due to access concerns and access from Colchester road could negatively impact on setting of Bluebridge House. Areas to the north in Flood Zone 2/3.
GGHR 285	Field Rear Star Style Cottages, Colne Engaine Lane, Halstead	No	N/A	No	N/A	Site is isolated from settlement within area of medium landscape capacity. Harmful to rural character of countryside.
GGHR 307	Land South of Oak Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
GGHR 430	Land at Tidings Hill (east Firwood's Road), Halstead	No	N/A	No	N/A	Large greenfield site within area of moderate landscape capacity. Scale of development in excess of that required to meet housing targets.

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GGHR 639	Land South East of Halstead	No	N/A	No	N/A	Existing access is inappropriate for the scale of growth proposed, unclear how bypass can be delivered.
GNBN 263	Land between 114 and 126 London Road, Great Notley	No	N/A	No	N/A	Part allocated by including within the development boundary.
GNBN 264	Land between London Road, Pods Brook and A120, Braintree	Yes	LPP 16	Yes	LPP 17	Site has planning permission.
GOSF 217	10 New Road, Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The sites development would amount to an inappropriate backland development and the element cluster the site is located within is not in close proximity to any of the services and facilities.
GOSF 244	Land to rear of 13/14 Park Cottages, Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The sites development would amount to an inappropriate backland development and the access to the site is not suitable for the level of development sought.
GOSF 246	Former Shell Oil Depot, Hedingham Road, Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The site is considered to be too far from the village centre and not adjoining the village 'proper' and therefore is not deemed to be suitable for residential redevelopment.
GOSF 247	Land south of Hall Drive (adj playing field), Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The sites development would amount to an inappropriate infill and there are significant concerns over the impact upon heritage assets.
GOSF 248	Land off Nun's Meadow, Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The sites development would amount to an inappropriate backland development.
GOSF 251	The Limes, Gosfield	No	N/A	No	N/A	Gosfield is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. The site has several constraints and the TPO covered Lime trees within the site limit any meaningful development opportunity. The soft edges to the south and west also lead to concerns over the soft edges of the area. The site is considered to be an unwarranted encroachment into open countryside.

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GRBA 254	The Bardfield Centre, Braintree Road, Bardfield	No	N/A	No	N/A	Unnatural extension to development impact on historic environment.
GRBA 255A	Land off Braintree Road, Great Bardfield	No	N/A	Yes	LPP 17	Site has planning permission.
GRBA 255B	Land south of Alienor Ave, Great Bardfield	No	N/A	No	N/A	Larger site extent with potential negative landscape impact. Urban sprawl into rural countryside not in keeping with character of the village.
GRMA 256	Adj Long Fen, Church Street, Gt Maplestead	No	N/A	No	N/A	Great Maplestead is not considered a sustainable location for further residential development due to the lack of services and facilities available within the village. Site development would be inappropriate for the character of the village.
GRMA 259	Treeways, Church Street, Great Maplestead	Yes	N/A	No	N/A	Boundary alteration following planning consent on the site. Not a site allocation therefore not subject to SA.
GRNO 260	Land to the west of the A131 at Great Notley	Yes	LPP 1	Yes	LPP 2	Existing employment allocation and extent retained as per Core Strategy.
GRNO 621	Oaklands PH & Car Park, Notley Green, Great Notley	No	N/A	No	N/A	Site is below threshold for allocation
GRNO 663	Land between 114 and 126 London Road, Great Notley	No	N/A	No	N/A	Development would be in depth off London Road and would not be in keeping with character of the area. Potential erosion of landscaping between Great Notley and the strategic highway.
GRSA 268	Land adjacent to Oak View, Blake End, Rayne	Not known yet	SP 10	N/A	N/A	Considered through wider area of search for Andrewsfield. Subject to separate SA by Place services.
GRSA 269	Land centred on Saling Airfield between Stebbing and Rayne, Braintree	Not known yet	SP 10	N/A	N/A	Considered through wider area of search for Andrewsfield. Subject to separate SA by Place services.
GRSA 270	Boxted Wood, Cressing Green	Not known yet	SP 10	N/A	N/A	Considered through wider area of search for Andrewsfield. Subject to separate SA by Place services.
GRYE 271	Land at Plants That Grow, Ridgewell Road, Gt Yeldham	No	N/A	No	N/A	The site is located far from the village centre and there is no pedestrian access. The impact upon the landscape would be detrimental.
GRYE 272	Land at Newcombes, Poole Street, Gt Yeldham	No	N/A	No	N/A	The site is located some distance from the village centre and the development of the site would have a likely impact upon the heritage assets. Including the listed building to the immediate east.
GRYE 273	Leeway and Windermere Cottages, Poole Street, Great Yeldham	No	N/A	No	N/A	The site is located on a substandard access road and in a fringe location that is not within proximity of the services and facilities within the village and the development of the site would have a detrimental effect upon the landscape character of the entry to the village.

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GRYE 274	Land at Nuns Walk Field, Great Yeldham	Yes	LPP 16	Yes	LPP 17	The site is located within the village centre and has demonstrated has limited impact upon the amenity of neighbouring sites. The development will likely have a significant affordable housing allocation.
GRYE 275	Hunnable Industrial Estate, Great Yeldham	Yes	LPP 16	Yes	LPP 17	The site is located on the village fringe and is well contained. The development of the site will lead to a loss of a small amount of unused employment land that the ELNA report considers could be de-designated. The remainder of the site will be kept in employment use and densified. Site has planning permission.
GRYE 276	Land West of Nuns Walk Field, Great Yeldham	No	N/A	No	N/A	the site is part of a much larger field and it is likely there would be a detrimental effect upon the landscape. The access is a concern due to the capacity available from GRYE274 may not be available.
GRYE 277	Land North of Little Hyde Road (Blackberry Field), Great Yeldham	No	N/A	No	N/A	The site is not located in close proximity to the village centre and has no natural boundary to the east. There is a concern that the development of the site will amount to an unwarranted encroachment into open countryside and that there will be a coalescence between the village and a smaller cluster to the north on Tilbury Road.
GRYE 278	Land North of Highfields (Beards Field), Great Yeldham	No	N/A	No	N/A	The site is not located in close proximity to the village centre. There is a concern that the development of the site will amount to an unwarranted encroachment into open countryside and that there will be a coalescence between the village and a smaller cluster to the north on Tilbury Road.
GREY 625	Land North of Topplesfield Road, Great Yeldham	No	N/A	No	N/A	Potential adverse impact on neighbouring uses and concern for ecological and character impact of development.
GREY 644	Land South of Butlers Way, Great Yeldham	No	N/A	No	N/A	Access unachievable due to TPOs. Also constraints due to flooding, historic environment and impact on character.
HAS 16	Ball Chase	N/A	N/A	Yes	LPP 17	Site has planning permission.
HAS 16	Land Fronting Crossfield Stanstead Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
HAS 22	Priory Hall Colchester Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
HASA 286	Greenways, Balls Chase, Halstead	Yes	LPP 16	Yes	LPP 17	Previous allocation carried forward with some boundary alterations
HASA 287	Land East of the High Street, Halstead	Yes	LPP 22	Yes	LPP 26	Brownfield site capable of redevelopment.
HASA 288	Land adjoining the west of Bluebridge Ind Est, Halstead	No	N/A	No	N/A	Large greenfield site in agricultural use. Development would harm the landscape setting of the settlement.

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HASA 289	Land at Cherry Tree Close, Halstead	Yes	LPP 16	Yes	LPP 17	Greenfield site not in use for agriculture on land and with low landscape capacity. Visual impact on the landscape setting is limited as site is enclosed by a ridge to the east, housing on two sides and thick trees/vegetation on the remaining boundary. Western boundary of site lies within area of higher flood risk but little of the site affected. Site has planning permission.
HASA 290	Land between Mill Chase and Sudbury Road, Halstead	No	N/A	No	N/A	Greenfield agricultural site with medium low landscape capacity. Large backland site with poor access. Possible impacts on Conservation Area and listed buildings and uncertainty as to what extent these could be mitigated.
HASA 291	Land adjoining Cherry Tree Close and Beech Ave, Halstead	No	N/A	No	N/A	Large Greenfield site in agricultural use with medium to low landscape capacity. Unclear where a satisfactory access could be achieved. This scale of development not necessary to meet housing requirements. Prominent and harmful to the countryside character of and setting.
HASA 292	Land south of Box Mill Lane, Halstead	No	N/A	No	N/A	Large greenfield site used for agriculture adjacent to the settlement boundary and positioned on land of medium landscape capacity. This site forms part of an attractive wider settlement edge frequented for recreation use.
HASA 293	Land east of Sudbury Road (The Sleights) adj Churchill Ave, Halstead	No	N/A	No	N/A	Large greenfield site used for agriculture in area of medium landscape capacity. This scale of development not necessary to meet housing requirements.
HASA 295	Land off corner of Fenn Road and Brook Street, Halstead	Yes	LPP 16	Yes	LP 17	Site used for storage large area of unused open land adjacent to settlement boundary. Western half of site was allocated in Site Allocations and Development Management Plan and can be carried forward. Eastern extension to this site can be accessed from pre-existing allocation and not onto Fenn Road Access possible from Fenn Road. Site lies in landscape of medium low sensitivity to change
HASA 513	Central Park, Colchester Road, Halstead	Yes	LPP 16	Yes	LPP 17	Brownfield site capable of redevelopment. Residential land use nearby. Planning permission granted for housing. Site has planning permission.
HATF 313	Sorrells Field	Yes	LPP 16	Yes	LPP 31	Part of Comprehensive Redevelopment Area – Land between A12 and GEML, Hatfield Peverel. Site in medium landscape capacity and within walking distance to village services and public transport.
HATF 314	Land South of The Street, Hatfield Peverel	No	N/A	No	N/A	Medium landscape capacity, significant planting needed, within walking distance of facilities
HATF 315 & 316	Land at Woodend Farm, London Road, Witham	Yes	LPP 16, LPP 21	Yes	LPP 25	Site located near A12, bounded by residential development, poor quality gateway development at the moment

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HATF 317	Land off Gleneagles Way, Hatfield Peverel	No	N/A	Yes	LPP 17	Site has planning permission
HATF 319	Land to the south of London Road (east of Ambleside), Hatfield Peverel	No	N/A	No	N/A	Located away from existing village
HATF 514	Adj Casa Feliz, Manor Road, Nounsley	No	N/A	No	N/A	the site is outside the boundary of Nounsley which is another village within the Core Strategy. The village is under no specific requirement for further growth and has limited scope for sustainable development as there is little in the way of services and facilities; the public transport is also intermittent. The development itself would amount to an inappropriate encroachment into the countryside.
HATF 515	Adj Hawthorns, Peveral Avenue, Nounsley	No	N/A	No	N/A	the site is outside the boundary of Nounsley which is another village within the Core Strategy. The village is under no specific requirement for further growth and has limited scope for sustainable development as there is little in the way of services and facilities; the public transport is also intermittent. The development itself would amount to an inappropriate encroachment into the countryside.
HATF 602	Site bounded by Church Road & Crabbs Hill, Hatfield Peverel	No	N/A	No	N/A	Site discounted due to impact on semi-natural openspace and mature boundary vegetation. Access onto Crabbs lane unsuitable.
HATF 608	Former Arla Dairy Site	N/A	N/A	Yes	LPP 31	Part of Comprehensive Redevelopment Area – Land between A12 and GEML, Hatfield Peverel. Majority of site is PDL. Site in medium landscape capacity and within walking distance to village services and public transport.
HATF 609	Land between Hatfield Peverel Cricket Club & Sportsmans Lane, Hatfield Peverel	No	N/A	No	N/A	Impact on setting of St. Andrew's church, coalescence between Hatfield Peverel and Nounsley and unsuitable access from Crabbs lane.
HATF 630	Bury Farm, Bury Lane, Hatfield Peverel	N/A	N/A	Yes	LPP 31	Part of Comprehensive Redevelopment Area – Land between A12 and GEML, Hatfield Peverel. Site in medium landscape capacity and within walking distance to village services and public transport.
HATF 643	Land West of Ulting Road, Nounsley	No	N/A	No	N/A	Site is located in Nounsley which is a small village unsuited for significant growth. The village is under no specific requirement for further growth and has limited scope for sustainable development as there is little in the way of services and facilities; the public transport is also intermittent. The development itself would amount to an inappropriate encroachment into the countryside.

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HATR 296	Land North of Sloe Hill Halstead	No	N/A	No	N/A	Wildlife designation. Large site on the edge of settlement out of keeping with the prevailing settlement pattern
HATR 297	Conies Field, Oak Road, Halstead	No	N/A	No	N/A	Poor access and negative impact on neighbouring road network.
HATR 298	Comprehensive Redevelopment Area at Factory Lane West/Kings Road	Yes	LPP 23	No	N/A	Site is in Flood Zone 2/3 and deallocated due to requirements for water compatible uses.
HATR 299	Comprehensive Redevelopment Area at Factory Lane West/Kings Road	Yes	LPP 23	Yes	LPP 28	Site within development boundary.
HATR 300	Halstead Football Club	No	N/A	No	N/A	Within area at high risk of flooding (flood zone 3). Retain existing employment designation
HATR 301	Crowbridge Farm, Chapel Hill, Halstead	No	N/A	No	N/A	Harm to Listed building setting and landscape.
HATR 302	Land north of Slough Farm Road, Halstead	No	N/A	No	N/A	Greenfield site. Site entrance and small area of site lies within flood zone. Proximity to Wildlife designation may have negative. Possible negative impact on listed building. Moderate landscape capacity. impact.
HATR 304	Land west of Mount Hill, Halstead	No	N/A	No	N/A	Negative visual impact on landscape at entrance to Halstead. Possible negative impact on Listed Building.
HATR 305	Land at 83 Chapel Hill, Halstead	No	N/A	No	N/A	Wildlife designation.
HATR 306	Land at Oak Road & Tidings Hill, Halstead	No	N/A	No	N/A	Green field site adjacent to site boundary. Good access to road network. Tree and vegetation would allow mitigation
HATR 308	Blamsters, Halstead	No	N/A	No	N/A	Negative visual impact on landscape at entrance to Halstead. Possible harmful impact on Listed Building.
HATR 309	Blamsters area 3, Halstead	Yes	LPP 26	Yes	LPP 27, LPP 35	Specialist housing provision balanced against concerns about the visual impact on landscape at entrance to Halstead.
HELI 323	Land r/o Krikseys, Haverhill Road, Steeple Bumpstead	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life. The development of the site would also amount to inappropriate backland development.
HELI 324	Land between Slate Hall & Chestnut Lodge, Haverhill Road, Steeple Bumpstead	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life. The site is also of particularly prominent on the entry to the village and would be considered to be high sensitive to change with the site being visible from open countryside from quite some distance.
HELI 325	Land Between Hilltop Villa & Allemagn Pale Green	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life. The site is also considered to be a sizeable infill that would potentially have a considerable negative effect on the characteristic of the village.

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HELI 326	North of Chestnut Lodge, Pale Green, Helions Bumpstead	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life. The site is backland and a greenfield site.
HELI 328	Land between Haven Cottage & water tower, Pale Green, Helions Bumpstead	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life. The site is considered to be inappropriate infill that would have a negative effect upon the current rural and dispersed nature of the village.
HELI 329	Between Breton Cottage & Mill Cottage, Mill Road, Helions Bumpstead	No	N/A	No	N/A	The location is not considered to be sustainable for growth in terms of transport links and the proximity to the services and facilities needed for day to day life.
KELV 331	St. Domanic's care homes, The Cloisters	No	N/A	No	N/A	Impact on Landscape setting of St. Mary's church and backland development which would be incongruous with character of the area. Possible impact on setting of heritage assets including the conservation area.
KELV 332	St. Domanic's care homes, The Cloisters	Yes	LPP 26	Yes	LPP 35	Carry forward from previous plan.
KELV 333	Land at Park Farm Hollow Road, Kelvedon	No	N/A	No	N/A	Distance from main facilities. Medium/low landscape capacity
KELV 334	Former Polish Campsite	Yes	LPP 5A	Yes	LPP 5	Existing employment site.
KELV 335	Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon	Yes	LPP 16	Yes	LPP 17	Limited impact on landscape character, lack of constraints, acceptable distance to facilities, mitigation identified for access and highways concerns.
KELV 337	Land at London Road, between Crabb's Lane and Church Street, Kelvedon	No	N/A	No	N/A	Low-medium landscape capacity, loss of agricultural land, heritage impact and separation from village.
KELV 606	Moorings, Coggeshall Road, Kelvedon	No	N/A	No	N/A	Landscape impact concerns, development would intrude into the countryside and adversely affect character of the area.
KELV 615	Land South East of Kelvedon and outside district	No	N/A	No	N/A	Local highways constraint for proposed access and site is separated from main village. New links would cross LNR.
KELV 616	Land North of Crabbs Barn, London Road, Kelvedon	No	N/A	No	N/A	Site currently isolated from main village. Concerns of landscape impact and noise concerns to neighbour Crabbs Barn.

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KELV 626	Land at Watering Farm, Kelvedon CO5 9PF	No	N/A	No	N/A	Impact on landscape character of river Blackwater and adverse effect on character of the area.
KELV 627	Land at Windmill Farm, Kelvedon	No	N/A	No	N/A	Medium to low landscape capacity with lack of visual containment.
KELV 628	Land at Bridge Farm, Kelvedon CO5 9PF	No	N/A	No	N/A	Isolated site without suitable access.
LITM 342	Land at Cock Road, Little Maplestead	No	N/A	No	N/A	Unsustainable location, limited services and facilities.
LITM 620	Land North of Sudbury Road, Little Maplestead	No	N/A	No	N/A	Little Maplestead is a small village which has limited services and facilities and is considered a unsustainable location for further growth
PANF 136	Land at Panfield, northwest of Springwood Industrial Estate	No	N/A	No	N/A	No access
PANF 345	Land at Ivy Hall, Kynaston Road, Panfield	No	N/A	No	N/A	Not a natural extension to development
PANF 346	Land at Ivy Hall, Panfield PAN2 plus	No	N/A	No	N/A	Not a natural extension to development
PANF 347	PAN2 plus IvyHall Panfield	No	N/A	No	N/A	Not a natural extension to development
PANF 516	Site 1, Kynaston Farm, Panfield	No	N/A	No	N/A	Not a natural extension to development
PANF 517	Site 2, Kynaston Farm, Panfield	No	N/A	No	N/A	Not a natural extension to development
PANF 518	Site 2, Kynaston Farm, Panfield	No	N/A	No	N/A	Not a natural extension to development
PANF 519	Site 4, Kynaston Farm, Panfield	No	N/A	No	N/A	Not a natural extension to development
PEBM 348	Land R/O Charwin, Cross End, Pebmarsh	No	N/A	No	N/A	The site was considered by the council to be an inappropriate backland development. The site has poor access and though includes brownfield elements was not supported due to the aforementioned reasons and the location being deemed to be unsustainable.
PEBM 350	Land west of Kings Mead, Water Lane, Pebmarsh	No	N/A	No	N/A	Pebmarsh has been considered to be an unsustainable location for further growth due to the lack of facilities and services available in close proximity and limited public transport. The site itself is raised from the is very prominent and raised from the carriage way. some mitigation has been proposed by the developer to date however it has not been suggested that this would be sufficient.
PEBM 351	Land at Oak Road, north of Hamsters Close, Pebmarsh	No	N/A	No	N/A	Pebmarsh has been considered to be an unsustainable location for further growth due to the lack of facilities and services available in close proximity and limited public transport. The site itself would amount to ribbon development and an unwarranted encroachment into open countryside.

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PEBM 352	Former Playing Field, Clay Hill, Pebmarsh	No	N/A	No	N/A	Pebmarsh has been considered to be an unsustainable location for further growth due to the lack of facilities and services available in close proximity and limited public transport. The site itself would amount to would amount to an unwarranted encroachment into open countryside. The development would also lead to a coalescence between two clusters and an unfavoured urbanisation of what is a rural village.
RAYN 355	Land East of School Road, Rayne, Gladman Developments Ltd	No	N/A	No	N/A	Too large, landscape impact
RIDG 357	Land north of Drury Lane, South of Chapel Road, Ridgewell	no	N/A	no	N/A	The development of the site would be considered to be an inappropriate backland development into open countryside. The site would like also have a detrimental effect upon the landscape character of the area.
RIDG 358	Land at Hall Lane, Ridgewell	no	N/A	no	N/A	The site was not allocated as the site was in close proximity to heritage assets and it was suggested that there would be a negative impact upon the heritage assets. The access to the site is also not able to sustain the development sought and the site is in close proximity to a wildlife site.
RIDG 359	Land on southeast side Ashen Road (opp. Bowles Farm), Ridgewell	Yes	LPP 16	Yes	LPP 17	The site is a rollover from the SADMP and no evidence has been brought forward to suggest why the site is now not appropriate for development. The site is a small infill that can sustain a level of grow that is appropriate to the village.
RIVE 360	NE Witham Growth Location, East of Forest Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
RIVE 361	Land at The Old Rectory, Rivenhall	No	N/A	No	N/A	Local Wildlife Site and listed buildings present, adj protected lane.
RIVE 362 & RIVE 363	Extension to Eastways Industrial Estate, Witham.	Yes	LPP1	Yes	LPP 2	Medium landscape capacity.
RIVE 364	Essex County Fire & Rescue HQ, Kelvedon Park, London Road, Rivenhall End	Yes	LPP2A	Yes	LPP 4	Existing use. Proposed expansion would improve employment in the district.
RIVE 365	Land between A12 and railway line, opp. Rivenhall Golf Course	No	N/A	No	N/A	Coalescence
RIVE 366a	Forest Road, North East Witham, Phase 2a	No	N/A	No	N/A	Not needed at this time
RIVE 366b	Forest Road, North East Witham, Phase 2b	No	N/A	No	N/A	Not needed at this time
RIVE 367	Church Road, Rivenhall	No	N/A	No	N/A	Few local facilities
RIVE 368	Oak Road, Rivenhall	No	N/A	No	N/A	Few local facilities

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RIVE 369	Land at Henry Dixon Road (north of A12), Rivenhall End	No	N/A	No	N/A	Few local facilities and proximity to A12
RIVE 370	Land at Henry Dixon Road (South of A12), Rivenhall End	No	N/A	No	N/A	Few local facilities and proximity to A12
RIVE 521	Parkgate Farm, Rivenhall	No	N/A	No	N/A	Distance from settlement, lack of facilities and services and safe walking routes.
SHAL 371	Land West of Braintree Road (Levelly Field) Shalford Church End	No	N/A	No	N/A	Inappropriate due to size, village has limited services
SHAL 373	Land to rear of Pent House, The Street, Shalford	No	N/A	No	N/A	Detrimental impact on historic assets also shown as a visually important space.
SHAL 375	White Court, Braintree Road, Church End, Shalford	Yes	LPP 16	N/A	N/A	Carry forward from previous plan; boundary alteration rather than a site allocation therefore not subject to SA.
SIB 2	Earl's Garden (Premdor site) Station Road	N/A	N/A	Yes	LPP17	Site has planning permission.
SIB 7	Former Coopers Yard, Swan Street	N/A	N/A	Yes	LPP17	Site has planning permission.
SIBH 376	Land Adj 14 Swan street, Sible Hedingham	No	N/A	No	N/A	Harmful impact on the Conservation Area.
SIBH 377 & 617	Former Tanners Dairy, Prayors Hill, Sible Hedingham	Yes (SIBH 377)	LPP 16	Yes	LPP17	Brownfield site capable of redevelopment close to settlement edge. ELNA recommends de-allocation for employment.
SIBH 378	South of Wethersfield Road, Sible Hedingham	No	N/A	No	N/A	Harmful impacts on the conservation area, countryside setting and heritage asset.
SIBH 380	Land at Queen Street (between no.s 16 and 42), Sible Hedingham	No	N/A	No	N/A	Greenfield location on isolated and unsustainable location, harmful impact on rural character.
SIBH 381	Land at Alderford Maltings, Alderford Street, Sible Hedingham	No	N/A	No	N/A	Harmful impact on the Conservation Area and heritage asset.
SIBH 382	The Old Coal Yard, 61 Alderford Street, Sible Hedingham	No	N/A	No	N/A	Lies substantially within Flood zone 3. Possible impact on Heritage Asset.
SIBH 522	Land at Rippers Court, Sible Hedingham	No	N/A	No	N/A	ELNA recommends site retained for employment.
SIBH 611	Oxford Lane, Sible Hedingham	No	N/A	No	N/A	Lack of appropriate access.
SIBH 631	Land North of Oxford Lane, Sible Hedingham	No	N/A	No	N/A	Lack of appropriate access.
SIL 7H	Car park at Sheepcotes Lane	N/A	N/A	Yes	LPP 17	Site has planning permission.
SILV 383	Garden Field, Adj 65 Western Road, Silver End	No	N/A	No	N/A	Silver End has limited service and facilities. With this in mind only limited growth has been suggested for allocation. The site was not favoured due to

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SILV 384	Whiteheads Farm, Cressing Road, Silver End	No	N/A	No	N/A	Silver End has limited service and facilities. With this in mind only limited growth has been suggested for allocation. The site was not favoured due to the impact it would likely have upon the landscape character of the village and the amenity of neighbouring properties. The scale of development is inappropriate for the village location.
SILV 385	Land to west of Boars Tye Road, Silver End	Yes	LPP 16	Yes	LPP17	The site has been consider to have minimal impact upon the landscape character of the area and is within close proximity to the village's services and facilities. Had planning permission at time of SA therefore not subject to assessment.
SILV 386	Land on the east side of Boars Tye Road, between Rolphs Cottages and Bretton, Silver End	No	N/A	No	N/A	Silver End has limited service and facilities. With this in mind only limited growth has been suggested for allocation. The site was not favoured due to
SILV 388	Crittall Works, Silver End	Yes	LPP 16	Yes	LPP17	Site is previously developed land within development boundary.
SILV 389	Land North of Western Road, Silver End	N/A	N/A	Yes	LPP17	Site has planning permission.
SILV 390	Egypt's Farm, Boars Tye Road, Silver End	No	N/A	No	N/A	Silver End has limited service and facilities. With this in mind only limited growth has been suggested for allocation. The site was not favoured due to
SILV 524	Land SE of Magdalene Crescent, Silver End	No	N/A	No	N/A	Silver End has limited service and facilities. With this in mind only limited growth has been suggested for allocation. The site was not favoured due to
STAM 618	The Post Mill & Collins Farm, Mill Road, Stambourne	No	N/A	No	N/A	The site is located in Stambourne which is a small village which is considered unsustainable for further growth. The location is considered to be unsustainable and would amount to ribbon development into open countryside.
STEB 394	Land adjacent Freezes Barns, North Street, Steeple Bumpstead	No	N/A	No	N/A	Steeple Bumpstead is not considered a sustainable location for further growth.
STEB 395	Land South of Freezes Barns, North Street, Steeple Bumpstead	Yes	LPP 16	Yes	LPP17	The site has been previously allocated within the SADMP and therefore it has been rolled forward into this plan as no new evidence has arisen as to why the site is not suitable for development.
STEB 645	Land East of Finchingfield Road, Steeple Bumpstead	No	N/A	No	N/A	Steeple Bumpstead is not considered a sustainable location for further growth. Site was refused planning permission, proposal was not considered to amount to sustainable development.
STIS 396	Land east of Baytree Farm, Stisted	No	N/A	No	N/A	Strategic development not appropriate at this time in this location
STIS 397	Land at CM77 8AB (between DC Cottage and The Leys), adj A120, Stisted	No	N/A	No	N/A	Strategic development not appropriate at this time in this location

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
STIS 398	Site off Rectory Road (opp. no.63), Stisted	No	N/A	No	N/A	Unnatural extension to development
STIS 399	Land off Back Lane (r/o Brickwall Farm), Stisted	No	N/A	No	N/A	Not a natural extension to development
STIS 400	Land adj Stisted Lodge, Rectory Road, Stisted	No	N/A	No	N/A	Not a natural extension to development and would constitute ribbon development.
STIS 401	37 The Street & Land to Rear, Stisted	No	N/A	No	N/A	Site below allocation threshold
STUR 405	Woodlands Hotel & Restaurant, Coupals Road, Sturmer	No	N/A	No	N/A	The site is not located in proximity of the Sturmer and as it is in the open countryside the development of such a site should be severely limited. The site could lead to a coalescence of the built form in this location with Haverhill and this is to be discouraged. The site has limited scope for pedestrian access to and from the existing pedestrian ways in Haverhill.
STUR 406	Land at Crunch Croft, Sturmer	No	N/A	No	N/A	The development of the site would amount to inappropriate backland development and there is a concern over the coalescence of the village with Haverhill.
STUR 407	Land north of Phoenix Road, Haverhill Business Park, Haverhill	No	N/A	No	N/A	This site has been previously allocated and therefore has been rolled over from the SADMP - The site would be considered an appropriate extension to the industrial area.
STUR 523	Land Rear of The Spinning Wheel, The Street, Sturmer	No	N/A	No	N/A	Sturmer has limited sustainability merit and the site would amount to inappropriate backland development.
TOPP 410	Land to west of The Causeway (opp. no.s 11-35), Toppesfield	No	N/A	No	N/A	The location is considered to be unsustainable and would amount to ribbon development into open countryside.
TOPP 411	Land North of Park Lane, Toppesfield	No	N/A	No	N/A	The location is considered to be unsustainable and would amount to ribbon development into open countryside. The development would also lead to coalescence of the small cluster to the west with that of the main village.
WCH 14CD	Land at Newlands Centre Newland Street	Yes	LPP 16	Yes	LPP 17	Within development boundary
		N/A	N/A	Yes	LPP 17	Site has permission for Change of Use Prior Approval (COUPA).
WCH 22	Iceni House, Newland Street, Witham					
		N/A	N/A	Yes	LPP 17	Site has planning permission.
WCH 27	Former Magistrates Court site Chess Lane/Newland Street					
		Yes	LPP 16	Yes	LPP 17	The site would provide a small level of growth to support a range of facilities.
WETH 414	Land at Silver Street					

Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
WETH 415	The Bull, Daisy Cottage, The Smithy, Barbary Green, Mill House, Blackmore End	No	N/A	No	N/A	The site would amount to development in an unsustainable location. The level of infill suggested would have a detrimental impact upon the rural characteristic of the village impact upon heritage assets.
WETH 416	Land at Owls Hall Farm, Blackmore End	No	N/A	No	N/A	The site would amount to development in an unsustainable location. The level of infill suggested would have a detrimental impact upon the rural characteristic of the village impact upon heritage assets.
WETH 417	Courtenham, Four Ashes, Blackmore End	No	N/A	No	N/A	The site would amount to development in an unsustainable location. The level of infill suggested would have a detrimental impact upon the rural characteristic of the village impact upon heritage assets. The site is also located quite some distance from the village centre.
WETH 624	Land corner of Braintree Road & West Drive, Wethersfield	N/A	N/A	No	N/A	The site would amount to development in an unsustainable location. The level of development would have a detrimental impact on the rural character of the village and impact upon heritage assets.
WETH 636	Land at Hudsons Hill, Wethersfield	No	N/A	No	N/A	The site would amount to development in an unsustainable location and site is not a natural extension to the village.
WHIC 419	South of Colchester Road, White Colne	No	N/A	No	N/A	The site is considered to be an unwarranted ribbon development into open countryside and though the site is located near bus stops the site still has limited sustainability merit.
WHIN 614	Land at South of The Street, White Notley	No	N/A	No	N/A	The site is located in White Notley which is a small village which is considered unsustainable for further growth. The site would also amount to inappropriate ribbon development into the open countryside and would have a detrimental effect upon the village fringe.
WIN 7	Former Forest Road Community Hall site	N/A	N/A	Yes	LPP 17	Site has planning permission.
WIS 9	Land south of Maltings Lane	N/A	N/A	Yes	LPP 17	Site has planning permission.
WISP 420	Land to west of Church Road, Wickham St Paul	No	N/A	No	N/A	The site is located in Wickham St Paul which is a small village which is considered unsustainable for further growth. The site would also amount to inappropriate ribbon development into the open countryside and would have a detrimental effect upon the village fringe.
WISP 619	Land rear of Church Road & Old Road, Wickham St Pauls, Halstead	No	N/A	No	N/A	Brownfield element capable of redevelopment and included within development boundary, greenfield parts of site excluded due to impact on character.

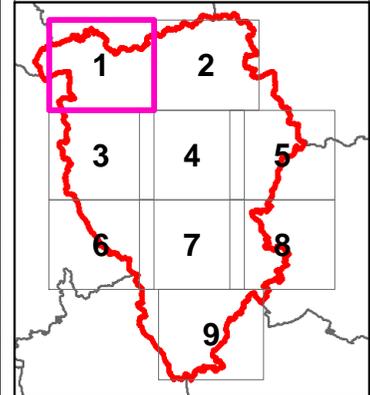
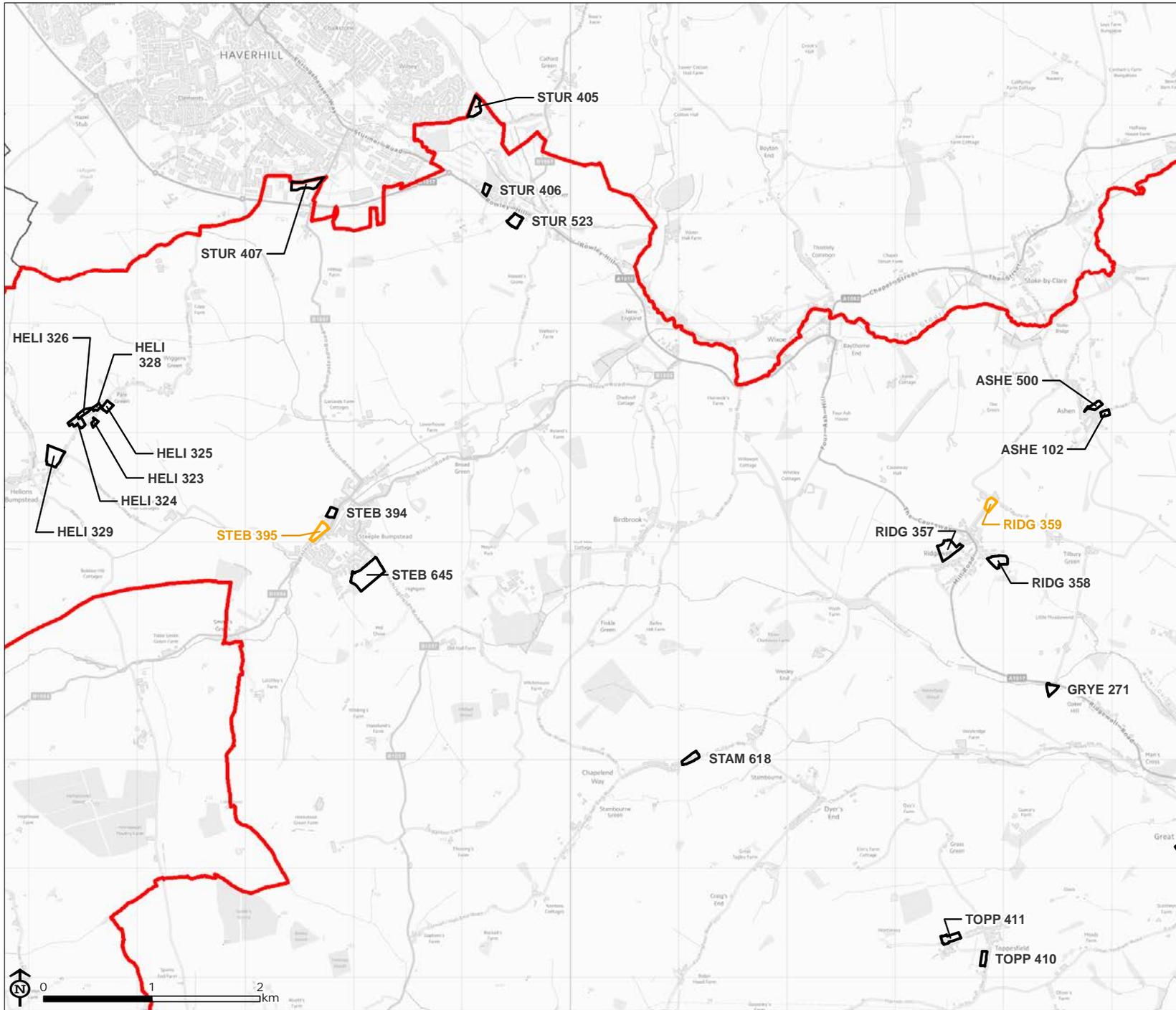
Site option ID	Site option name	Was this site preferred?	Draft Local Plan Policy Reference	Included in Publication Plan?	Publication Plan Policy Reference	Reason for including/ excluding the site as a preferred allocation in the Publication Draft Local Plan
WITC 421	Land south of Newlands Street/off Kings Chase (Previously known as Gimsons), Witham	Yes	LPP 16	Yes	LPP 32	Centrally located site within walking of retail and other facilities.
WITC 422	Old Ivy Chimneys Hatfield Road	N/A	N/A	Yes	LPP 17	Site has planning permission.
WITC 423	South West Witham, Lodge Farm	N/A	N/A	Yes	LPP 17	Site has planning permission.
WITC 424	8 Collingwood Road	Yes	LPP 3	Yes	LPP 6, LPP 17	Site has permission for COUPA.
WITN 425 & 613	No.s 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill Ind Est	Yes (WITN 425)	LPP 16	Yes	LPP 17	Central location near to services and railway station.
WITN 426	Land to north west of Conrad Road, Witham	Yes	LPP 16	Yes	LPP 17	Medium to high landscape capacity. Straightening of boundary of Witham. Site has planning permission.
WITN 427	Land North of Conrad Road (redundant allotments), Witham	Yes	LPP 16	Yes	LPP 17	Minor infill
WITN 428	Land at Cressing Road, North of Elm Hall Cottages, Witham/Rivenhall	No	N/A	No	N/A	Medium low capacity scale of development would not be able to be accommodated within the infrastructure of the town.
WITN 428A	Land East of Cressing Road, Witham	No	N/A	No	N/A	Medium low landscape capacity with poor site containment, would intrude into the open countryside.
WITN 429	Rickstones Neighbourhood Centre, Laburnum Way, Witham	Yes	LPP 15	Yes	LPP 18	Carry forward from previous plan.
WITN 652	Land at Honeysuckle Way	No	N/A	No	N/A	Site on informal open space.
WITN 653	Land at Bramble Road	No	N/A	No	N/A	Site on informal open space.
WITW 431	Land off Blunts Hall Lane, Witham	Yes	LPP 16	Yes	LPP17	Carry forward from previous plan, subject to access.
X1	Extension to Springwood Drive industrial area in Braintree	Yes	LPP 1	Yes	LPP 2	This site was part of Group K in the Draft Local Plan. Allocated site was retained from Core Strategy.
LPP 21	Strategic Growth Location – North West Braintree	N/A	N/A	Yes	LPP 21	Carried forward from previous plan. This consists of sites previously assessed as Group K, including BOS 6 and BOS 8. This also includes the employment site X1.
LPP 28	Comprehensive Redevelopment Area – Kings Chase	N/A	N/A	Yes	LPP 28	Centrally located site within walking of retail and other facilities.
LPP 31	Comprehensive Redevelopment Area – Land between A12 and GEML, Hatfield Peverel	No	N/A	Yes	LPP 31	This consists of sites HATF 313, HATF 630 and HATF 608. Majority of site is PDL. Site in medium landscape capacity and within walking distance to village services and public transport.

Appendix 10

Maps showing the locations of allocated sites

Figure A10.1: Braintree Site Options

- ▭ Braintree District
- ▭ Allocated sites - Housing
- ▭ Allocated sites - Non-housing
- ▭ Reasonable Alternative Sites

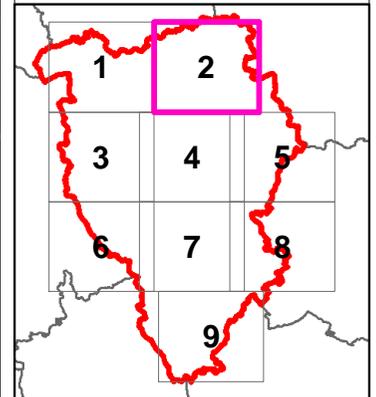


Map Scale @ A4: 1:50,000



Figure A10.2: Braintree Site Options

-  Braintree District
-  Allocated sites - Housing
-  Allocated sites - Non-housing
-  Reasonable Alternative Sites



Map Scale @ A4: 1:50,000

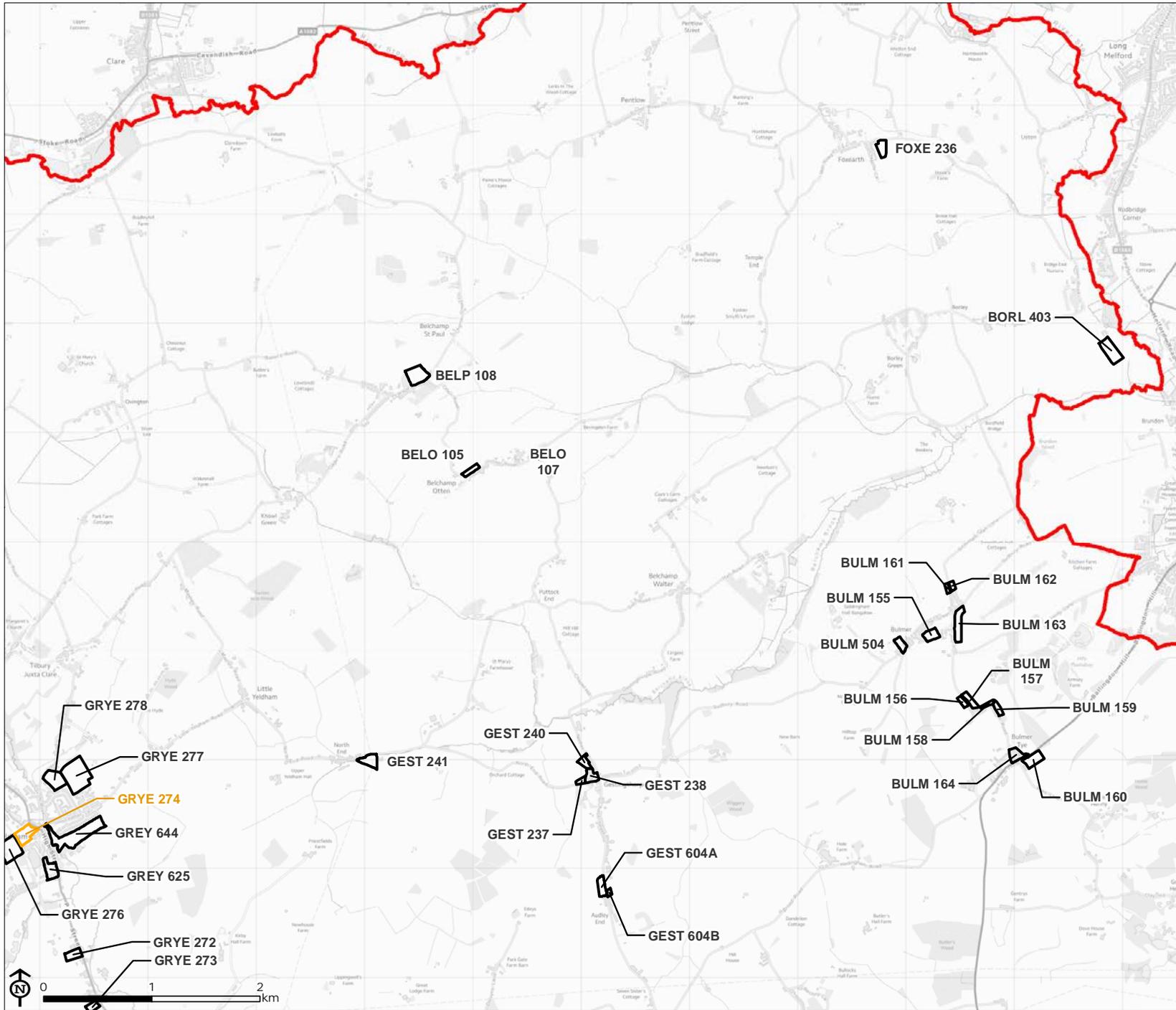
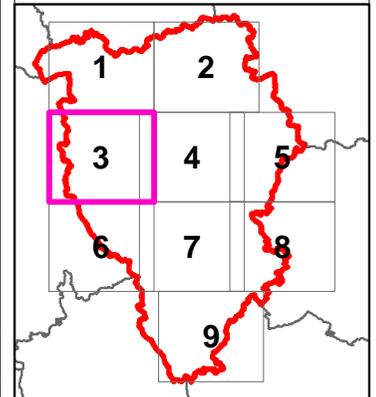
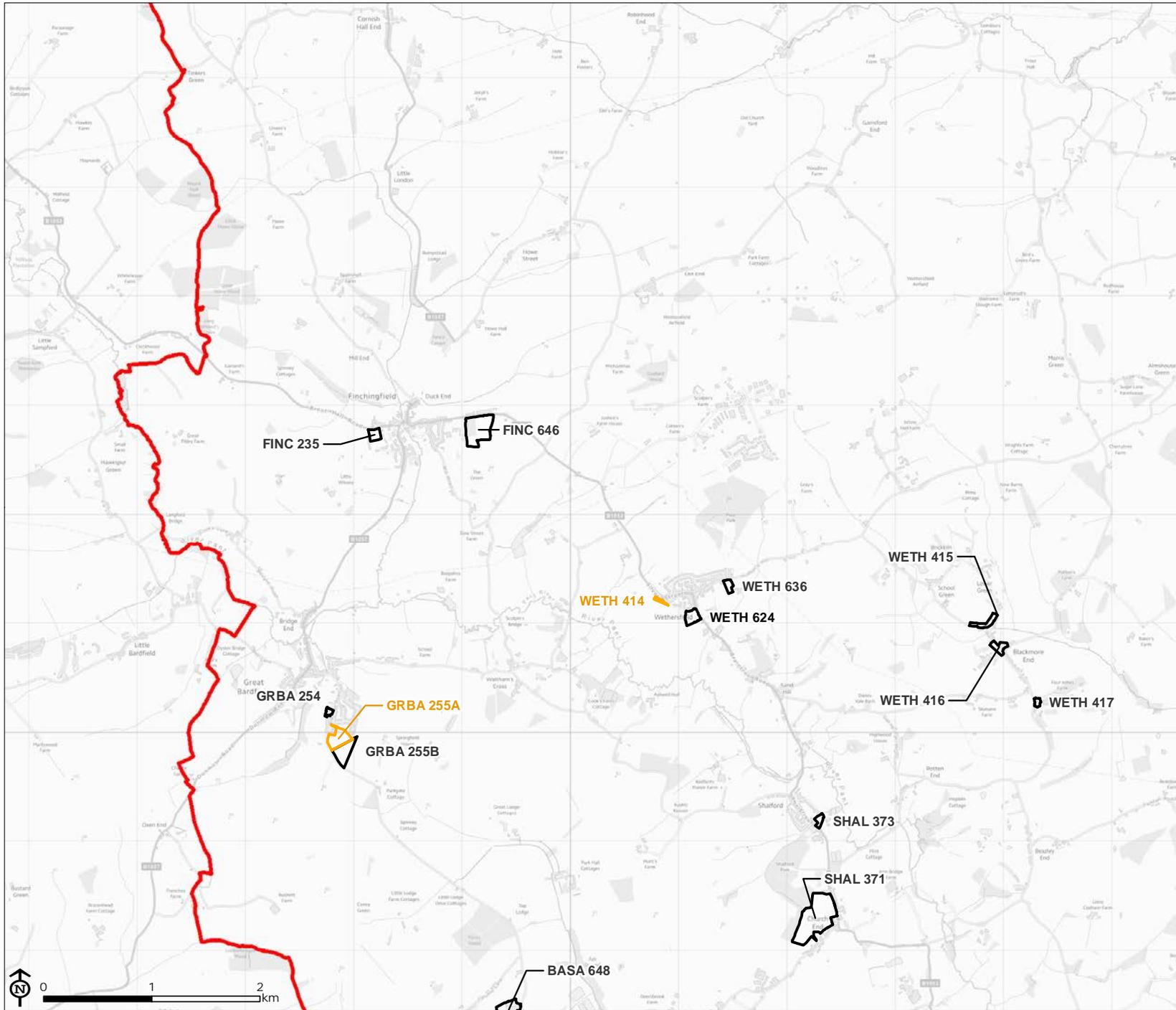


Figure A10.3: Braintree Site Options

-  Braintree District
-  Allocated sites - Housing
-  Allocated sites - Non-housing
-  Reasonable Alternative Sites

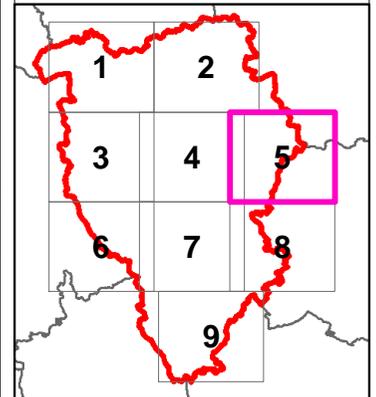
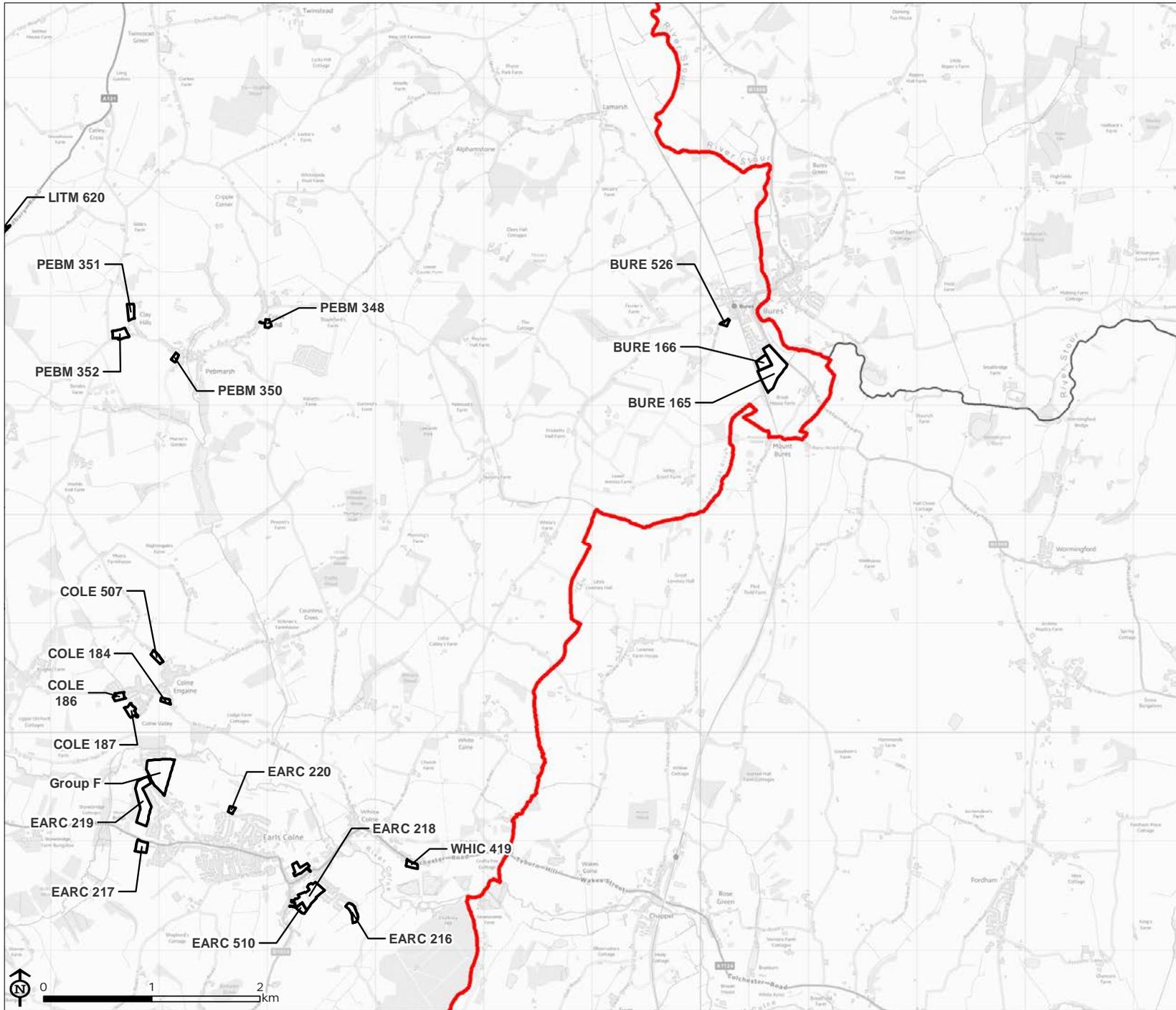


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Figure A10.5: Braintree Site Options

- ▭ Braintree District
- ▭ Allocated sites - Housing
- ▭ Allocated sites - Non-housing
- ▭ Reasonable Alternative Sites

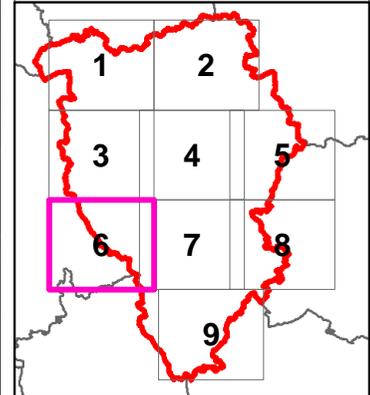
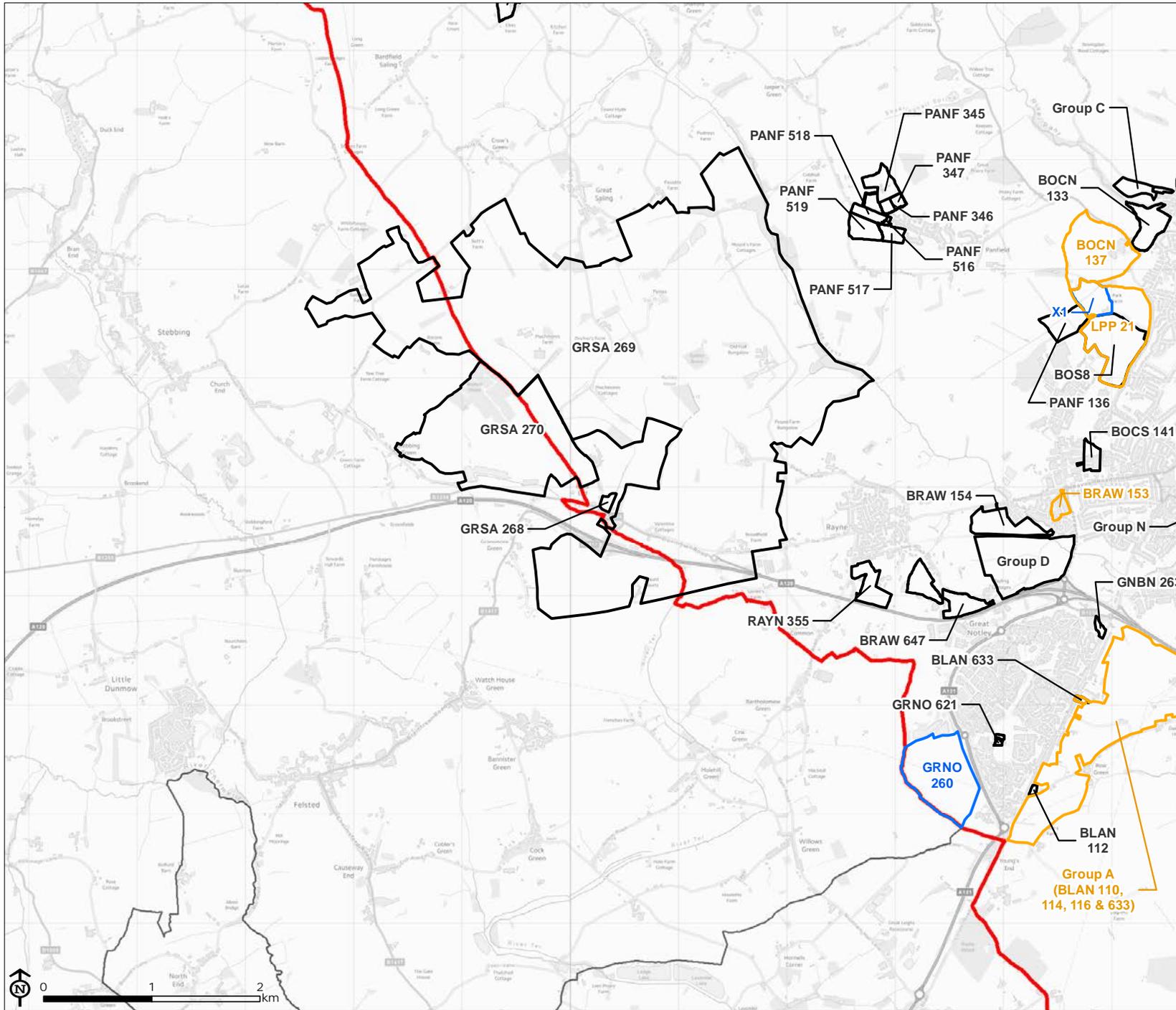


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Figure A10.6: Braintree Site Options

- ▬ Braintree District
- Allocated sites - Housing
- Allocated sites - Non-housing
- Reasonable Alternative Sites

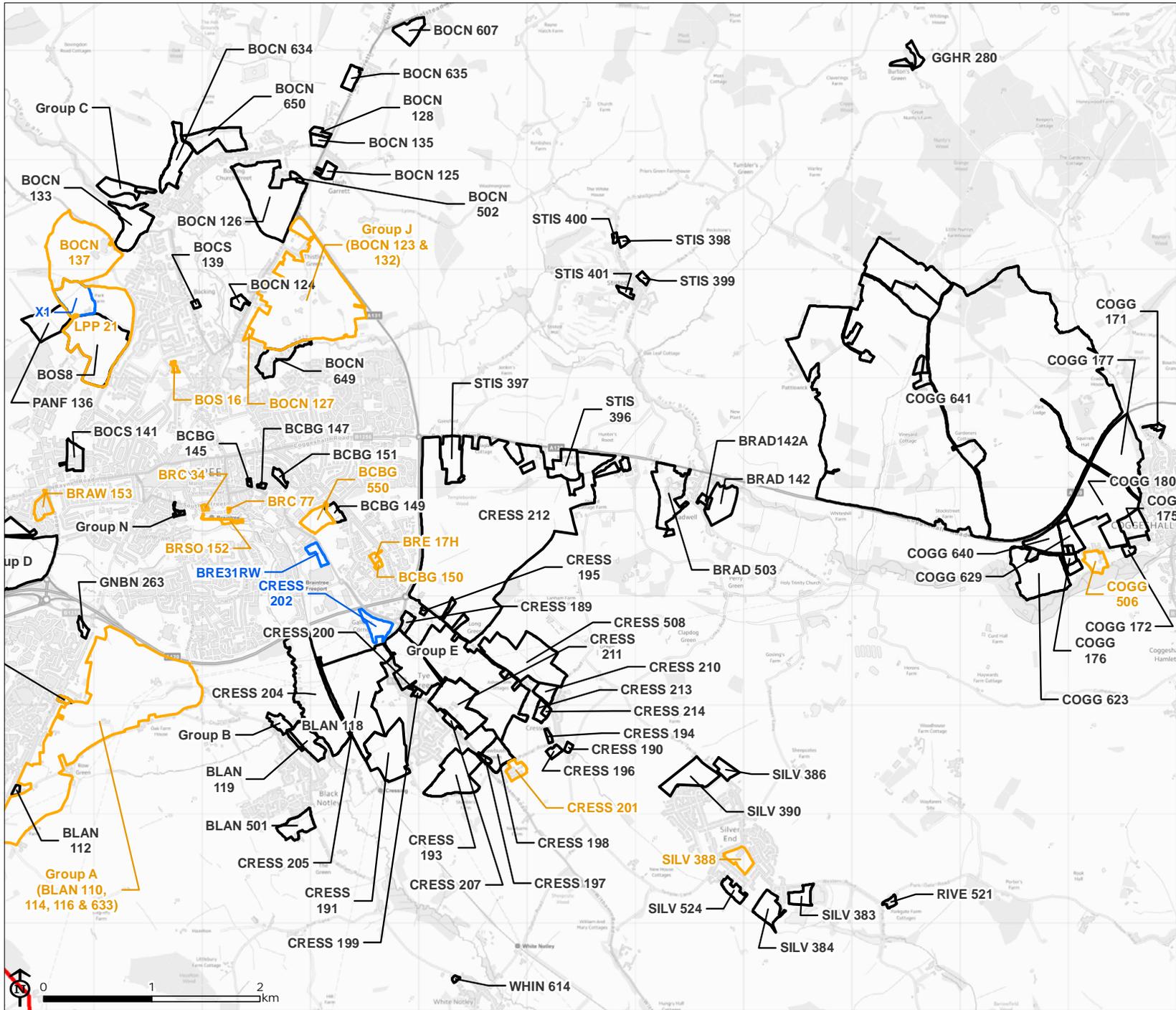
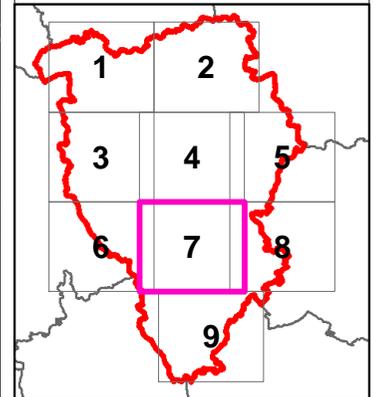


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Figure A10.7: Braintree Site Options

- Braintree District
- Allocated sites - Housing
- Allocated sites - Non-housing
- Reasonable Alternative Sites

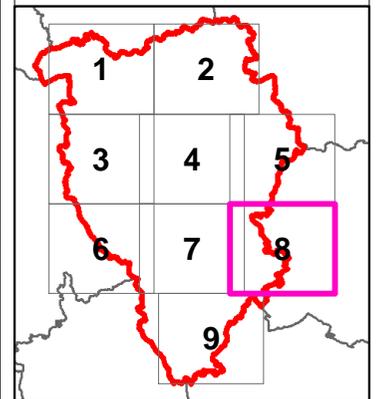
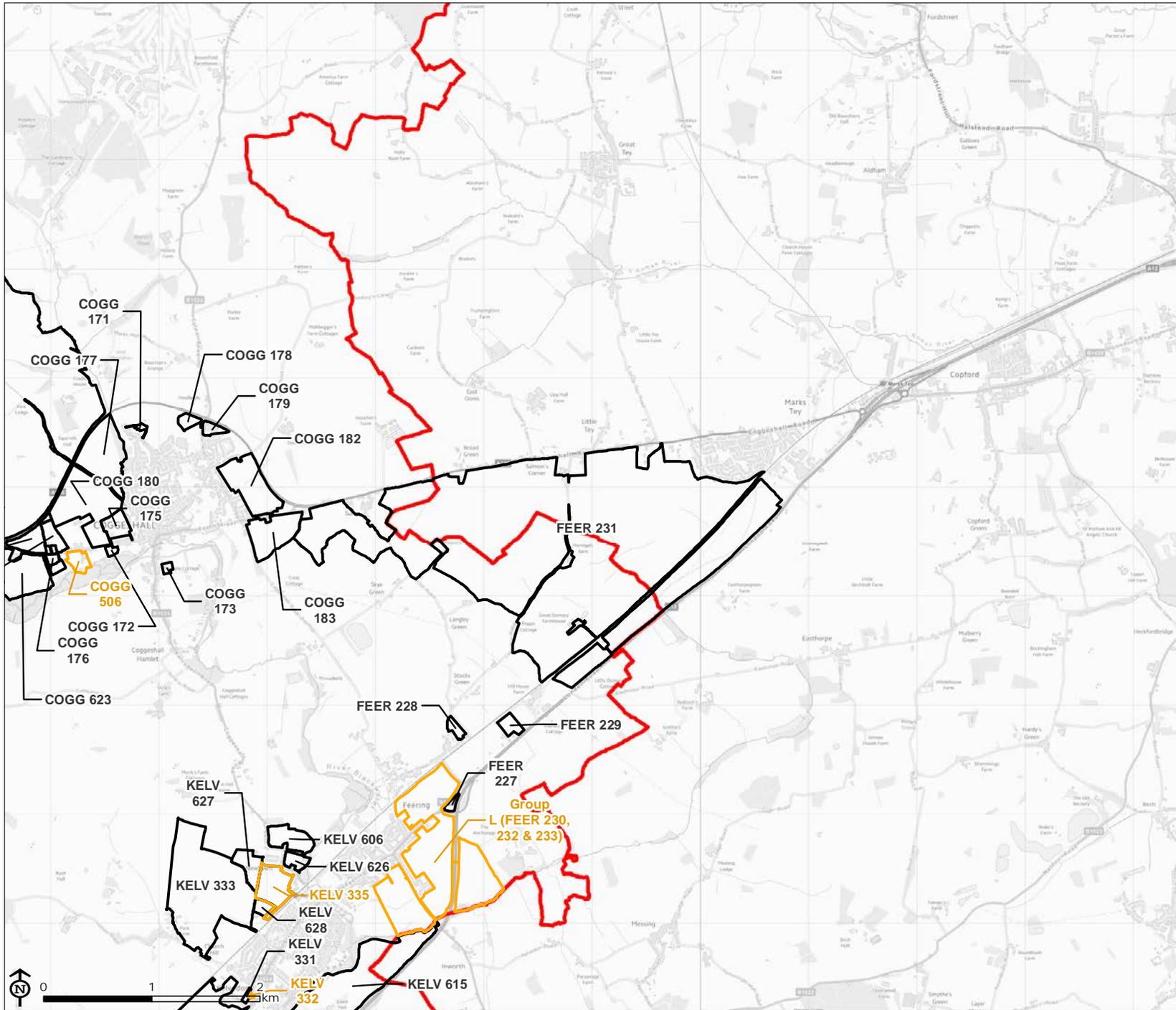


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Figure A10.8: Braintree Site Options

- Braintree District
- Allocated sites - Housing
- Allocated sites - Non-housing
- Reasonable Alternative Sites

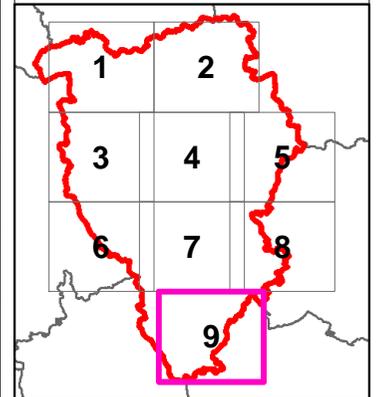


Map Scale @ A4: 1:50,000



Figure A10.9: Braintree Site Options

- ▭ Braintree District
- ▭ Allocated sites - Housing
- ▭ Allocated sites - Non-housing
- ▭ Reasonable Alternative Sites



Map Scale @ A4: 1:50,000

